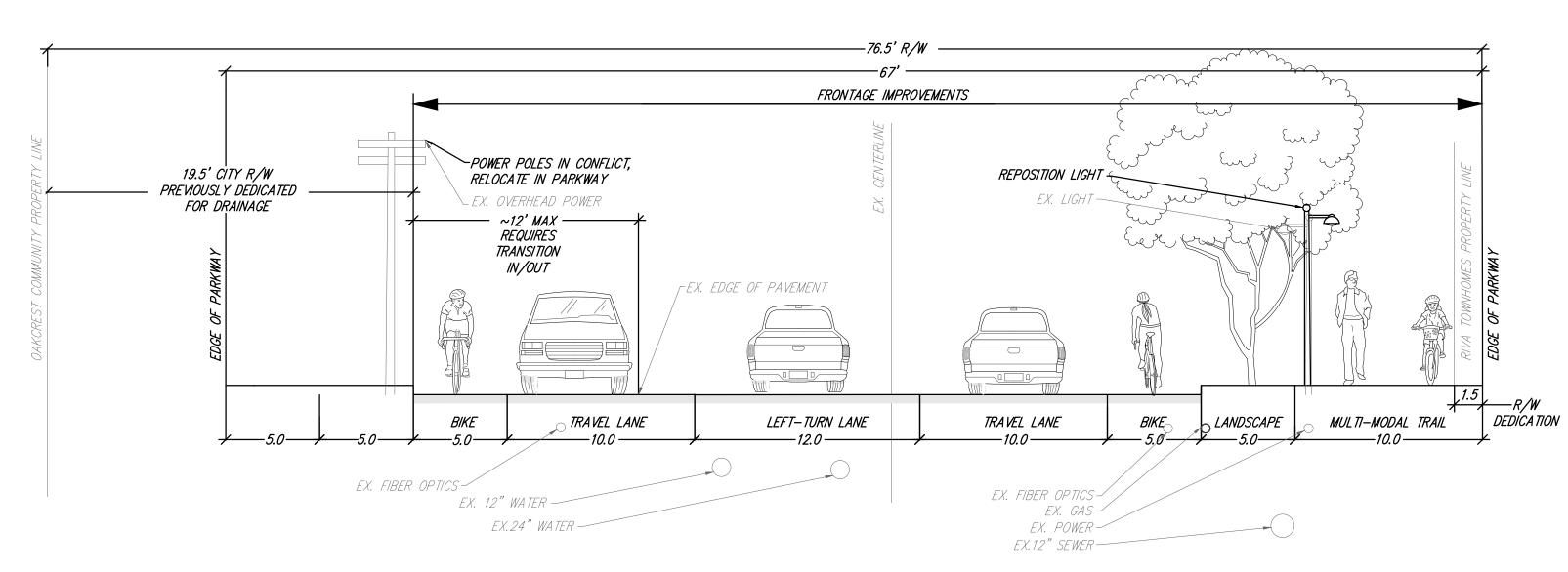
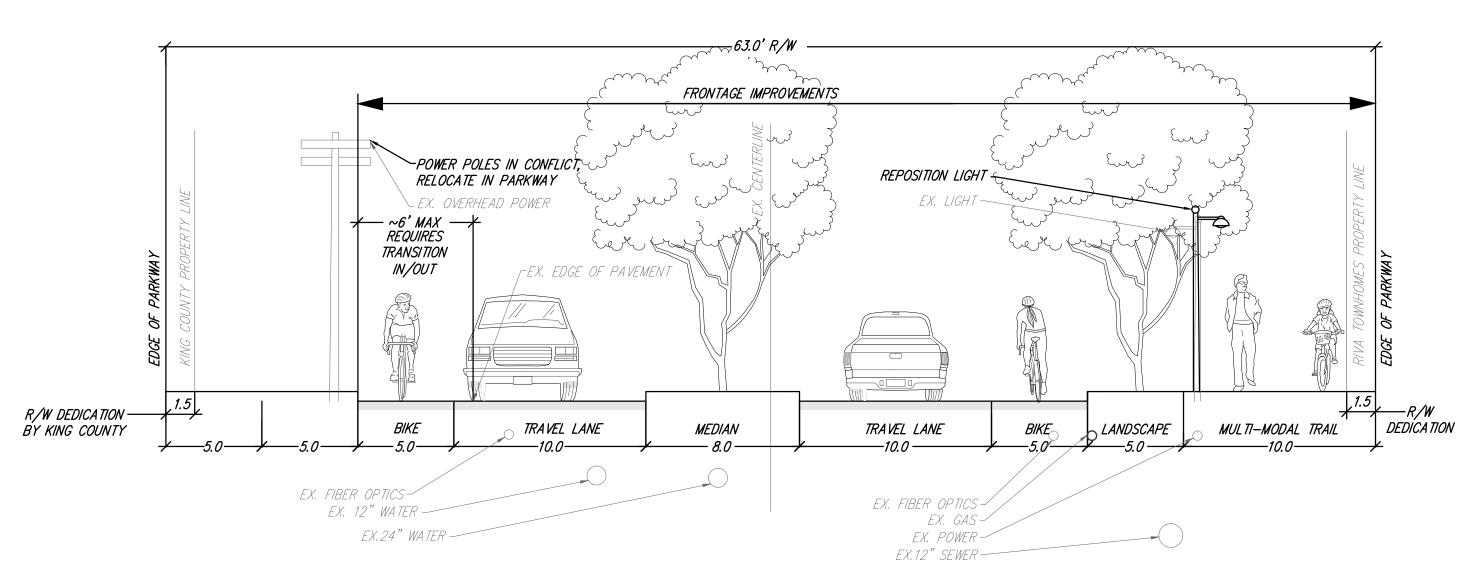
RIVA TOWNHOMES

BY CONNER HOMES ISSAQUAH, WASHINGTON



67' R/W: PARKWAY SECTION WITH 12' LEFT-TURN LANES



67' R/W: PARKWAY SECTION WITH 8' MEDIAN

PARKING REQUIRED

STANDARD STALLS	36
LOADING STALLS	1
TOTAL STALLS	37

PARKING PROVIDED

STANDARD STALLS— SURFACE	16
PARALLEL STALLS— SURFACE	2
LOADING STALL- SURFACE	1
STANDARD STALLS— GARAGE	54
COMPACT STALLS— GARAGE	14
TOTAL STALLS	87

SEE SHEET SDP-03 FOR PARKING LAYOUT

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2 AND AS S.E. NEWPORT WAY; EXCEPT THE EAST 22 FEET OF THE NORTH 80 FEET THEREOF, AS CONDEMNED BY DRAINAGE DISTRICT NO. 4, FOR DRAINAGE PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 115812; AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF NEWPORT ISSAQUAH ROAD; THENCE SOUTH 89°37'09" EAST, 447.50 FEET ALONG SAID NORTH LINE; THENCE SOUTH 46°26'13" EAST, 0.72 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 49"10"00" AND AN ARC LENGTH OF 21.45 FEET; THENCE SOUTH 02°43'47" WEST, 112.51 FEET; THENCE SOUTH 31°02'31" WEST. 108.48 FEET TO A POINT OF CURVATURE: THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53'03'31" AND AN ARC LENGTH OF 23.15 FEET; THENCE SOUTH 84°06'02" WEST, 5.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 36"56"14" AND AN ARC LENGTH OF 16.12 FEET: THENCE SOUTH 47°09'48" WEST, 41.03 FEET; THENCE NORTH 65°04'18" WEST, 20.09 FEET, THENCE NORTH 4373'31" WEST, 17.69 FEET; THENCE NORTH 65°56'14" WEST, 53.34 FEET;

THENCE NORTH 69°40'12" WEST TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN TO THE POINT OF BEGINNING; (ALSO KNOWN AS ADJUSTED PARCEL 1, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON. ABBREVIATED LEGAL: LOT 1, LLA NO. 95-04, REC #9604309004

REQUIRED PERMITS

95-04, RECORDED UNDER RECORDING NUMBER 9604309004).

THENCE SOUTH 68'41'42" WEST, 25.92 FEET; THENCE NORTH 64°02'28" WEST, 33.68 FEET;

SITE DEVELOPMENT PERMIT BUILDING PERMIT NPDES PERMIT RIGHT OF WAY USE PERMIT

OWNER/APPLICANT

846 108TH AVE NE, SUITE 200 BELLEVUE, WASHINGTON 98004 (206)-714-6707 CONTACT: ALAN BOEKER ALANB@CONNERHOMES.COM

SURVEYOR/ENGINEER/LANDSCAPE

14711 N.E. 29TH PL. SUITE 101 BELLEVUE, WA 98007 (425) 885-7877 SURVEYOR: KEVIN VANDERZANDEN, P.L.S.; KJV@COREDESIGNINC.COM ENGINEER: STACIA BLOOM, P.E.; SLB@COREDESIGNINC.COM LANDSCAPE ARCHITECT: KRISTI PARK, A.S.L.A.; KMP@COREDESIGNINC.COM

ARCHITECT

MILBRANDT ARCHITECTS, INC. 25 CENTRAL WAY, SUITE 210 KIRKLAND, WA 98033 (425) 454-7130 CONTACT: RICK TOLLESHAUG RBT@MILBRANDTARCH.COM

GEOTECHNICAL ENGINEER

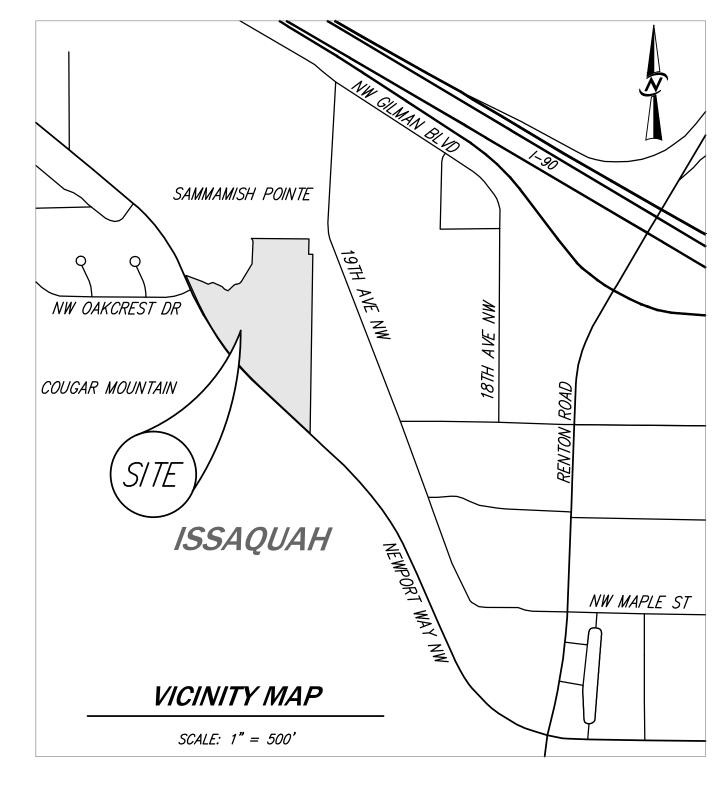
3213 EASTLAKE AVE E, SUITE B SEATTLE, WA 98102 (206) 262-0370 CONTACT: MICHAEL XUE, P.E., MXUE@PANGEOINC.COM

WETLAND/ FOREST ECOLOGIST

7700 S. LAKERIDGE DRIVE SEATTLE, WA 98178 (206) 772-6514 CONTACT: GARY SCHULZ BEAR4ALL@YAHOO.COM

ARBORIST

SHOFFNER CONSULTING 21529 4TH AVE, WC31 BOTHELL, WA 98021 (206) 755–2871 CONTACT: TONY SHOFFNER TONY@TONY SHOFFNER.COM



SITE INFORMATIO	
ASSESSOR'S PARCEL NUMBERS	202406–9115
GROSS SITE AREA	8.39 ACRES (365,394± SF)
DEVELOPABLE SITE AREA	2.19 ACRES (95,378± SF)
GROSS FLOOR AREA	1.65 ACRES (72,072± SF)
FLOOR AREA RATIO (FAR)	0.76
NUMBER OF DWELLING UNITS	36
IMPERVIOUS SURFACE AREA	1.39 ACRES $(60,608\pm SF) = 16.6\%$
PERVIOUS SURFACE AREA	7.00 ACRES $(304,789\pm SF) = 83.4\%$
PLANNING AREA	CENTRAL ISSAQUAH PLAN
PLANNING DISTRICT	WESTERN GATEWAY
ZONING	VILLAGE RESIDENTIAL
DRAINAGE BASIN	TIBBETTS CREEK
DRAINAGE SUB-BASIN	SUMMERHILL
STANDARDS	CENTRAL ISSAQUAH DEVELOPMENT & DESIGN STANDARDS
REQUIRED SETBACKS	FRONT = O'MIN. $SIDE = O'MIN.$ $REAR = O'MIN.$
CONSTRUCTION TYPE	WOOD CONSTRUCTION (PER IRC)
MAXIMUM HEIGHT	3-STORIES ABOVE GRADE
FIRE FLOW RATES	1,625 GPM (SPRINKLER'D & FIRE RESISTANT WA
UTILITY PURVEYORS WATER SANITARY SEWER STORM DRAINAGE	CITY OF ISSAQUAH CITY OF ISSAQUAH CITY OF ISSAQUAH

ISSAQUAH SCHOOL DIST. 411

NEWPORT WAY - PLAN ENLARGEMENT

NEWPORT WAY - PLAN ENLARGEMENT,

SCHEDULE, NOTES & DETAILS

SCHEDULE. NOTES & DETAILS

CONCEPTUAL MITIGATION PLAN

PLAN ENLARGEMENT PLAN ENLARGEMENT

EASTSIDE FIRE AND RESCUE

COMCAST

RECOLOGY

QWEST COMMUNICATIONS

PUGET SOUND ENERGY

PUGET SOUND ENERGY

SHFFT INDEX

TELEPHONE

CABLE TV

GARBAGE/RECYCLING

SCHOOL DISTRICT

FIRE PROTECTION

POWER

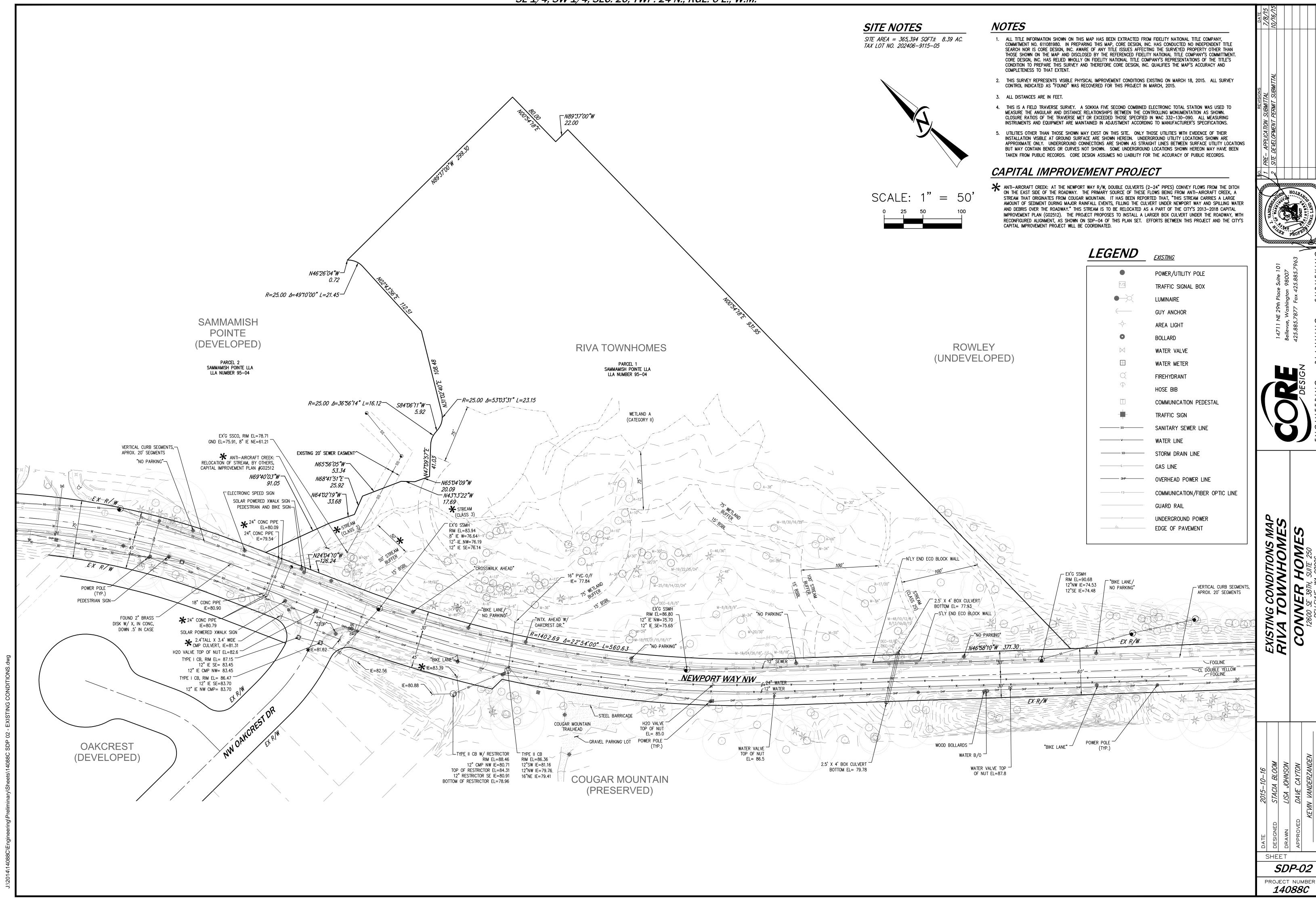
GAS

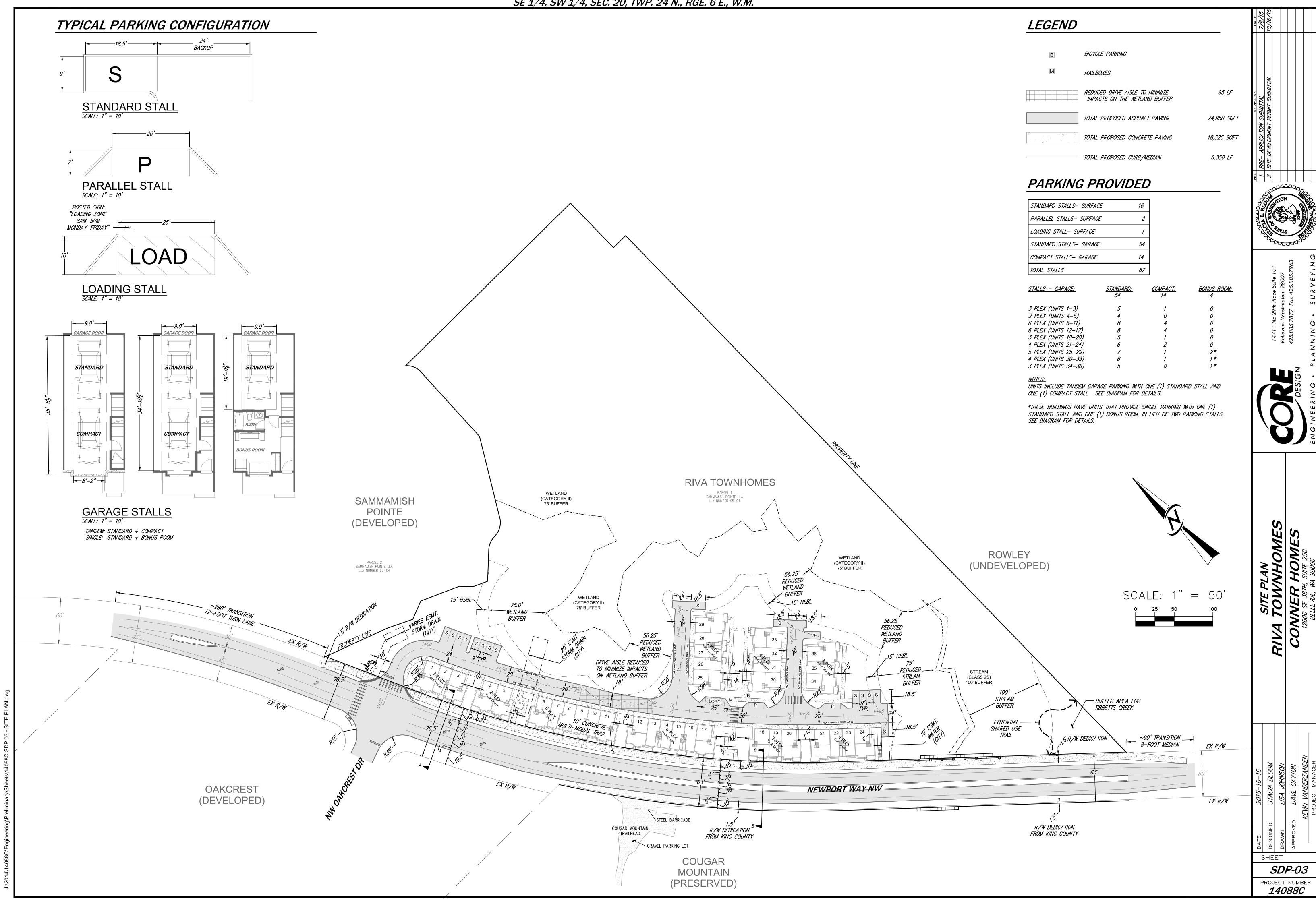
OTHER SERVICES

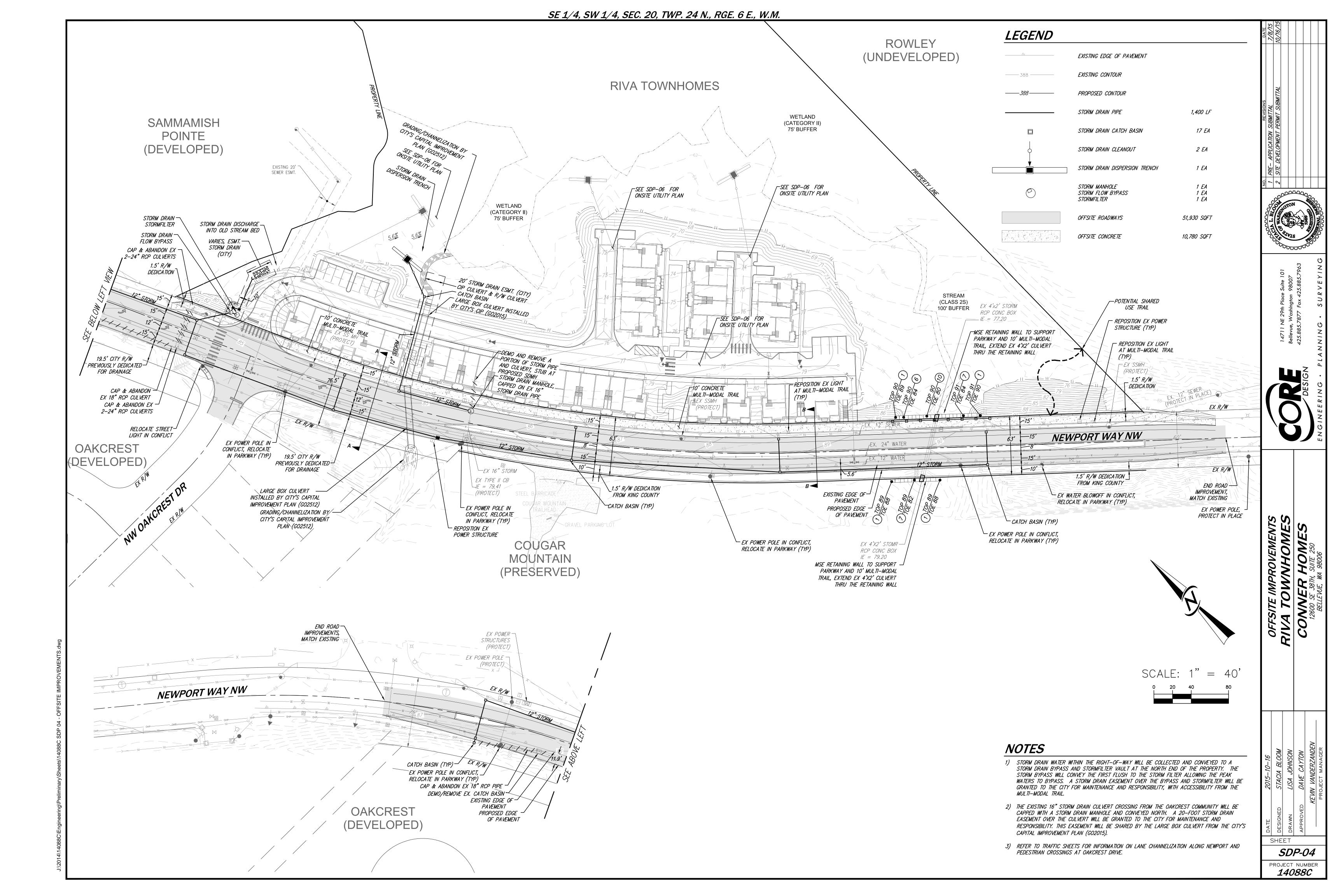
SIIL	EINVEA		
CIVIL:		TRAFFIC:	
SDP-01	TITLE SHEET & DETAILS		CHANNELIZATION IMPROVEMENTS
SDP-02	EXISTING CONDITIONS MAP	PM-02	CHANNELIZATION IMPROVEMENTS
SDP-03	SITE PLAN		
SDP-04	OFFSITE IMPROVEMENTS	<u>ARCHITEC .</u>	<i>T:</i>
SDP-05	GRADING PLAN	A-01	UNIT PLANS — UNIT 16 ALLEY LOADED
SDP-06	ONSITE UTILITY PLAN	A-02	UNIT PLANS — UNIT 16 TUCK UNDER
SDP-07	FIRE ACCESS DIAGRAM	A-03	UNIT PLANS — UNIT 25 ALLEY LOADED
SDP-08	CUT/FILL ESTIMATES	A-04	UNIT PLANS — UNIT 25 TUCK UNDER
SDP-09	SUŔFACE AREA CALCULATIONS	A-05	ELEVATIONS — T.U. 3PLEX (UNITS 1—3 & 18—20)
		A-06	ELEVATIONS — T.U. 2PLEX (UNITS 4 & 5)
<u>LANDSCAP</u>	<u>E:</u>	<i> A−07</i>	ELEVATIONS - T.U. 6PLEX (UNITS 6-11 & 12-17)
<i>L1.01</i>	CIRCULATION/OPEN SPACE	A-08	ELEVATIONS - T.U. 4PLEX (UNITS 21-24)
<i>1.02</i>	AERIAL MAP/SITE PHOTOS	A-09	ELEVATIONS – A.L. 5PLEX (UNITS 25–29)
<i>1.03</i>	MATERIALS EXHIBIT	A-10	ELEVATIONS - A.L. 4PLEX (UNITS 30-33)
<i>L2.01</i>	LANDSCAPE PLAN COMPOSITE	A-11	ELEVATIONS - A.L. 3PLEX (UNITS 34-36)
2.02	TRFF PI AN	7-11	LLL VATIONS - A.L. SI LLX (UNITS ST-30)

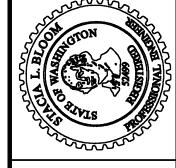
SDP15-00004

SHEET **SDP-01** PROJECT NUMBER 14088C



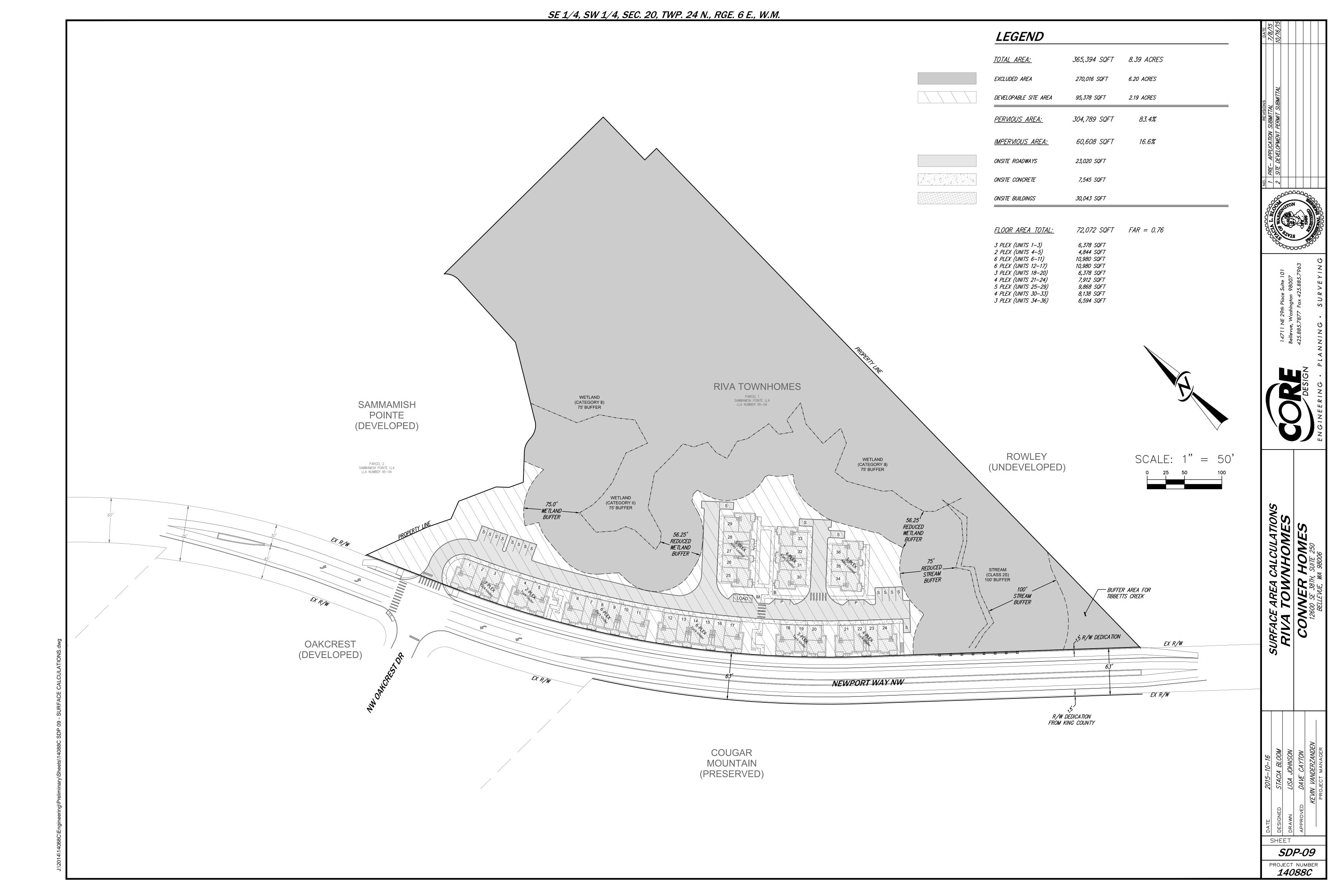




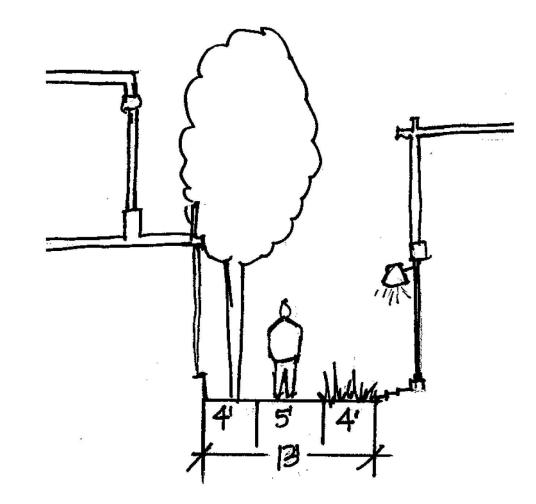




SDP-07

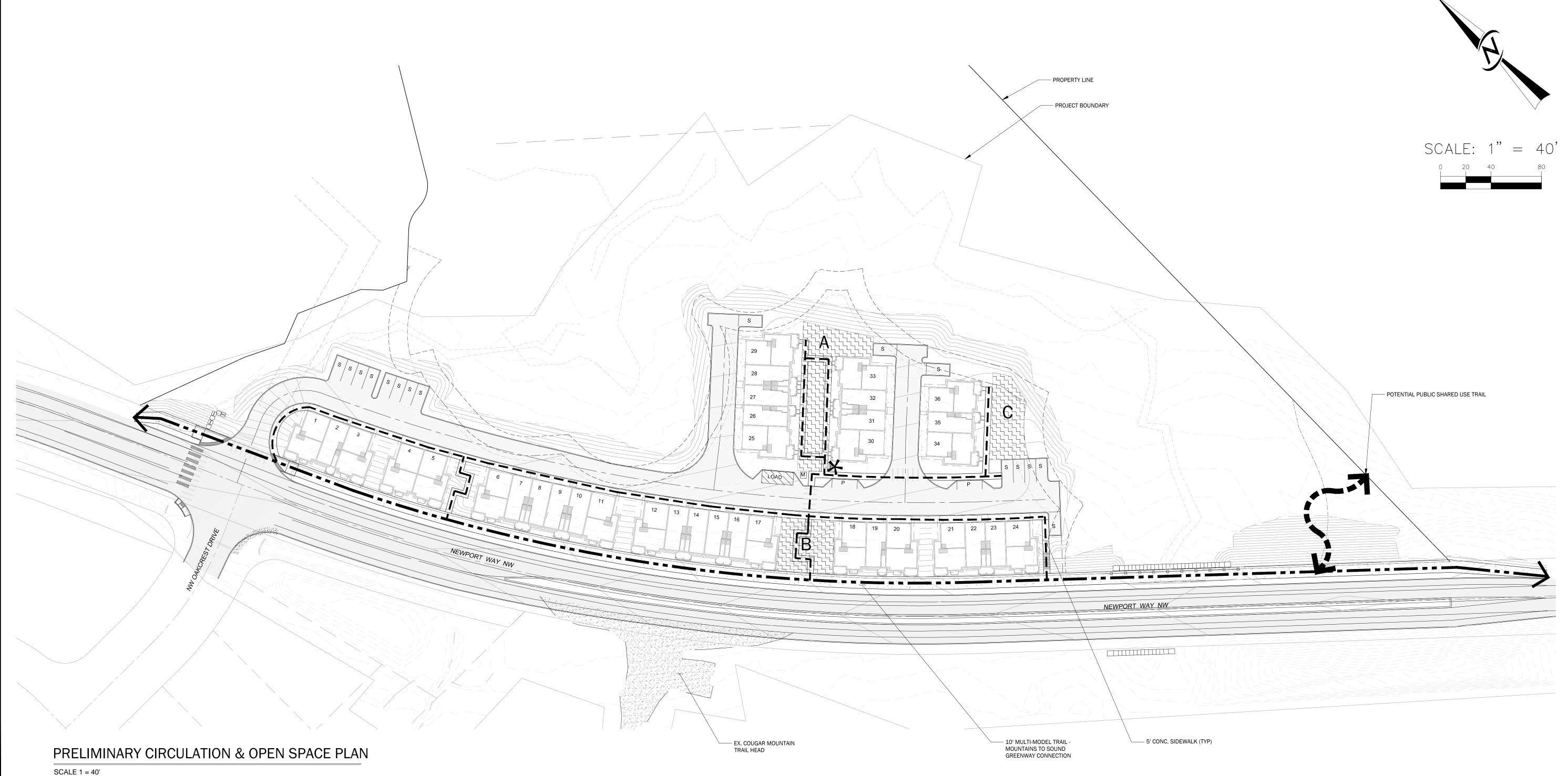


SE 1/4, SW 1/4, SEC. 20, TWP. 24 N., RGE. 6 E., W.M. OPEN SPACE PRELIMINARY PLANT SCHEDULE* PUBLIC SHARED USE TRAIL CONNECTION TRAIL SHOWN IS CONCEPTUAL IN DESIGN: THE TRAIL WILL BE DESIGNED TO CONNECT WITH THE NEIGHBORING PROPERTY'S PROPOSED TRAIL THE OPEN SPACE REQUIREMENT WILL BE MET WITHIN THE EXISTING ARCHITECTURE AND WITHIN THE THREE PROPOSED OPEN SPACES, ONE OF WHICH WILL MEET THE PROJECT AMENITY STANDARDS OF THE CIDDS. THE OPEN SPACES SHOWN ARE **OPEN SPACE** THE TRAIL WILL BE DESIGNED TO MINIMIZE IMPACT ON THE EXISTING STREAMS BOTH ONSITE AND OFFSITE. MATERIALS AND WIDTH TO BE DETERMINED IN FUTURE DESIGN PHASES. POSSIBLE LOCATIONS FOR OPEN SPACE AMENITIES FOR THE RESIDENTS OF THIS PROJECT. PLEASE SEE THE ARCHITECTURE SHEETS FOR MORE INFORMATION WITH REGARDS TO INDIVIDUAL UNIT OPEN SPACE OF 48SQ PER RESIDENCE. SHORT TERM BIKE PARKING OPEN SPACE: B OPEN SPACE: A - PASSIVE RECREATION - PASSIVE RECREATION - SEATING - SEATING NEWPORT WAY - MULTI-MODAL TRAIL - 10' - OUTDOOR DINING/GATHERING - VIEW CORRIDOR INTO THE PROJECT AND (MOUNTAINS TO SOUND GREENWAYS CONNECTION) SENSITIVE AREAS BEYOND OPEN SPACE: C - PASSIVE RECREATION PUBLIC SHARED USE PATH - SEATING - NATURE BASED PLAY AREA NEWPORT WAY PEDESTRIAN CROSSING TOWNHOME PROJECT PEDESTRIAN CIRCULATION - A FUTURE PEDESTRIAN CROSSING OF NEWPORT WAY TO THE COUGAR MOUNTAIN INTERNAL CIRCULATION - SIDEWALKS TRAIL HEAD MAY BE PROPOSED AT A FUTURE DATE, PENDING THE CITY OF ISSAQUAH'S PEDESTRIAN STUDY. - SIDEWALKS WILL BE DESIGNED AT A MINIMUM WIDTH OF 5' - THE CENTRAL ISSAQUAH PLAN DESCRIBES BOTH A PRIMARY AND A SECONDARY CIRCULATION TYPOLOGY. WITH ONLY 36 PROPOSED UNITS, THE PROJECT IS NOT PREDICTED TO RESULT IN HIGH LEVELS OF PEDESTRIAN TRAFFIC. ACCORDINGLY, THE SECONDARY CIRCULATION TYPOLOGY IS PRIMARILY USED TO AVOID ADDING IMPERVIOUS SURFACE AND OVER-SIZED PEDESTRIAN FACILITIES (SEE SECTION CONTAINED HEREON). - PROPERTY LINE - PROJECT BOUNDARY



NONMOTORIZED FACILITY STANDARDS: SECONDARY THROUGH BLOCK PASSAGE

INTERNAL PROJECT CIRCULATION IS IS PROPOSED TO BE SIMILAR IN NATURE TO THIS SECTION.



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT JOHUL FUMO Joshua pennington bear

CERTIFICATE NO. 938

L1.01 PROJECT NUMBER

14088C

PROPOSED ACCESS -

PROPOSED -TOWNHOME PROJECT

AERIAL MAP

NOT TO SCALE // INFORMATION FROM KING COUNTY IMAP - DATA BASE 2013



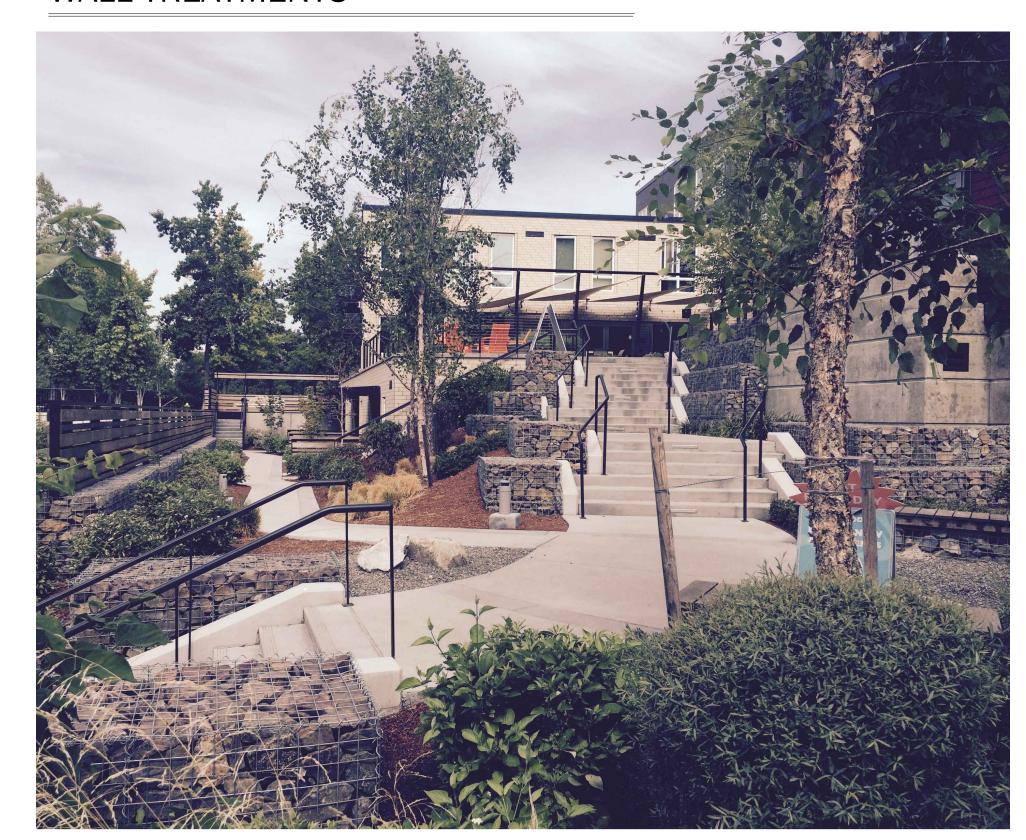
IMAGE (A): LOOKING NORTHWEST ALONG NEWPORT WAY FROM NEAR THE SE CORNER OF THE PROJECT SITE



IMAGE (B): LOOKING SOUTH EAST ALONG NEWPORT WAY FROM SOUTH OF INTERSECTION OF NEWPORT WAY AND OAKCREST DRIVE

PROJECT NUMBER

WALL TREATMENTS





CONCRETE - BOARD FORM FINISH



CONCRETE WALL - STANDARD FINISH



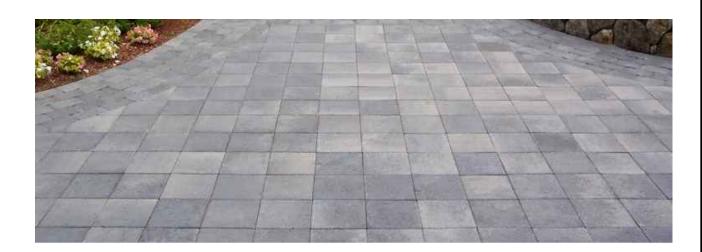
LANDSCAPE STACKED WALL



ROCKERY WALL



STONE PAVERS



PAVERS

SITE FURNISHINGS

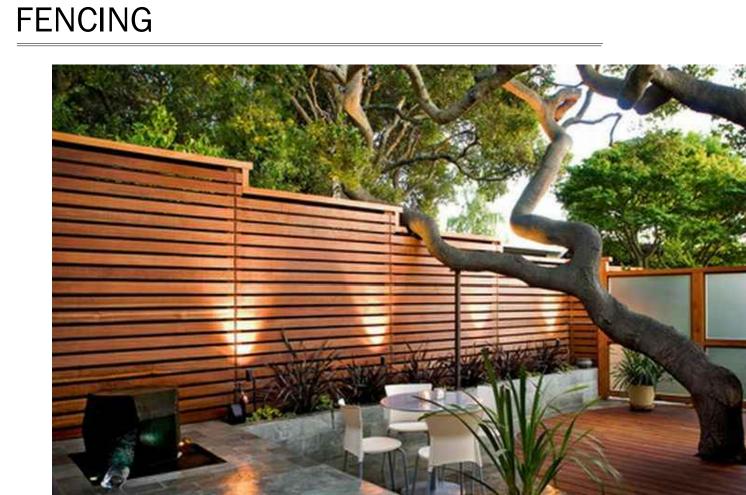
GABIONS/CONCRETE BLOCKS



BENCH - MODERN - WOOD/CONCRETE COMBO



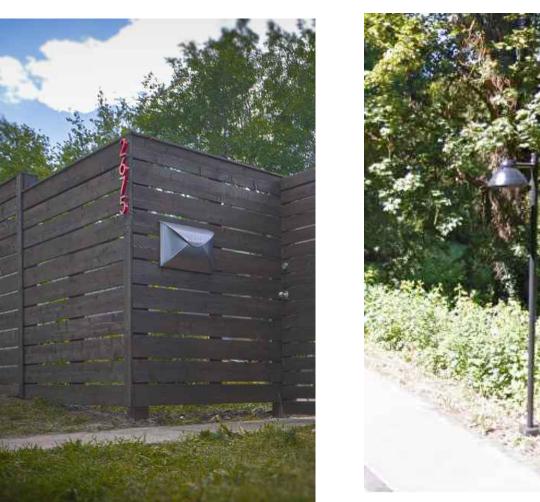
OUTDOOR DINING/SEATING - WOOD/METAL



WOODEN PRIVACY FENCING



METAL/WOOD - MODERN

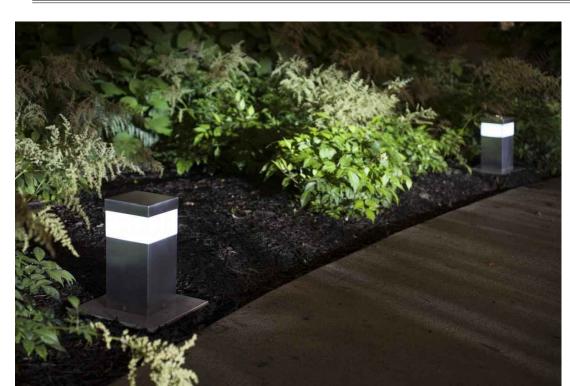


GREY WOOD - MODERN



NEWPORT WAY

LIGHTING



PATH LIGHTING



BENCH - GABION/WOOD SEATING



MOVEABLE TABLES - COLOR/METAL





PEDESTRIAN/DRIVE LIGHTING

CERTIFICATE NO. 938

L1.03 PROJECT NUMBER **14088C** SHEET L2.03

COMPOSITE LANDSCAPE PLAN

SCALE 1" = 50'

LANDSCAPE SCHEME DESCRIPTIONS

OVERALL LANDSCAPE SUMMARY

THE LANDSCAPE PLAN WILL BE DESIGNED TO JUXTAPOSE A MODERN LANDSCAPE WITH EXISTING WETLAND AND STREAM ECOSYSTEMS LOCATED ON THE SITE. THE LANDSCAPE PLAN WILL ALSO SERVE TO ENLIVEN NEWPORT WAY WITH A RICH PLANT PALETTE, SEASONAL INTEREST AND REMOVAL OF DOMINANT INVASIVE SPECIES.

NEWPORT WAY LANDSCAPE

AS A RESULT OF THIS PROJECT, NEWPORT WAY WILL BE DEVELOPED TO INCORPORATE FORMALIZED GREENWAY ELEMENTS SUCH AS A PLANTING STRIP AND PLANTED MEDIAN. THE BUILDINGS AND ASSOCIATED LANDSCAPE FRONTING NEWPORT WILL AESTHETICALLY ACTIVATE THE STREETSCAPE AND SHIFT THE FOCUS OF NEWPORT WAY AWAY FROM AUTOMOBILE DOMINATION INTO A LIVING SPACE MORE ORIENTED TOWARDS CYCLISTS, PEDESTRIANS AND ACTIVITIES ASSOCIATED WITH RESIDENTIAL LIVING.

TOWNHOME LANDSCAPE

THE LANDSCAPE SCHEME FOR THE TOWNHOME
DEVELOPMENT WILL ACT AS A TRANSFORMATIVE
EXPERIENCE FROM NEWPORT WAY, THROUGH THE
MODERN-STYLE TOWNHOME DEVELOPMENT AND INTO
THE EXISTING SENSITIVE AREAS/ENHANCED MITIGATION
BUFFERS. THE LANDSCAPE SCHEME WILL APPEAR
STRUCTURED AND MODERN IN BOTH PLANT PALETTE AND
ARRANGEMENT CLOSEST TO NEWPORT WAY. AS THE
LANDSCAPE PROGRESSES AWAY FROM NEWPORT WAY
THROUGH THE SITE TOWARDS THE SENSITIVE AREAS,
THE PLANT PALETTE WILL SHIFT TOWARDS A HIGHER
CONCENTRATION OF NATIVE PLANTS AND A "WILDER"
ARRANGEMENT OF PLANTS.

CONCEPTUAL LANDSCAPE SCHEME/IMAGE DIAGRAM*



MODERN/STRUCTURED PLANT PALLETE
AND ARRANGEMENT CLOSEST TO
NEWPORT WAY



DIVERSE PLANT PALETTE ARRANGED IN A MODERN ORDER AT MID-PORTIONS OF THE PROJECT (BETWEEN NEWPORT WAY AND THE EXISTING SENSITIVE AREAS).



SHEET L2.04

DOMINANTLY NATIVE PLANTING SCHEME WITH A NATURALISTIC CONFIGURATION OF PLANTINGS AS THE SITE TRANSITIONS FROM THE TOWNHOME DEVELOPMENT INTO EXISTING SENSITIVE AREAS.

*IMAGES ARE INCLUDED TO PROVIDE A CONCEPTUAL IDEA OF THE LANDSCAPE SCHEME PROPOSED FOR THE SITE. ACTUAL ARRANGEMENT AND PLANT SPECIES WILL BE DESIGNED UNIQUELY TO THIS PROJECT.

DESIGNED KRISTI M. PARK

THE DESIGNED KRISTI M. PARK

APPROVED JOSHUA P. BEARD, P.L.A.

KEVIN J. VANDERZANDEN, P.L.S.

PROJECT MANAGER

L2.01

PROJECT NUMBER

14088C



EXISTING TREE DATA (PER SHOFFNER ARBORIST REPORT DATED OCTOBER 2, 2015)

8740 8739 8737&38 8736 8743	RA/Ar BLM/Am	7			
8737&38 8736	BLM/Am		2	Generally good condition and health	To Be Removed
8736		26	2	Generally good condition and health	To Be Remove
	BLM/Am	36	3	Fair condition and health, old	To Be Remove
	Bc/Pe	7	2	Generally good condition and health	To Be Remove
0/43	RA/Ar	10	2	Generally good condition and health	To Be Remove
8725	WRC/Tp	25	2	Generally good condition and health	To Be Remove
8728	RA/Ar	22	4	Dying	To Be Remove
8717	RA/Ar	8	2	Generally good condition and health	To Be Remove
8730	RA/Ar	8	2	Generally good condition and health	To Be Remove
8722	WRC/Tp	24	2	Generally good condition and health	To Be Remove
8721	BLM/Am	40	3	Fair condition and health, old	To Be Remove
8724	WRC/Tp	34	2	Generally good condition and health	To Be Remove
8706	RA/Ar	6	1	Excellent condition and health, young and vigorous	To Be Remove
8707	RA/Ar	10	1	Excellent condition and health, young and vigorous	To Be Remove
8708	BC/Pt	9	1	Excellent condition and health, young and vigorous	To Be Remove
8704	BC/Pt	13	1	Excellent condition and health, young and vigorous	
8705	RA/Ar	7	1	Excellent condition and health, young and vigorous	To Be Remove
8703	BC/Pt	14	1	Excellent condition and health, young and vigorous	To Be Remove
8701	RA/Ar	7	1	Excellent condition and health, young and vigorous	To Be Remove
8702	BC/Pt	7	1	Excellent condition and health, young and vigorous	To Be Remove
8699	RA/Ar	6	1	Excellent condition and health, young and vigorous	To Be Remove
8691	RA/Ar	9	1	Excellent condition and health, young and vigorous	To Be Remove
8690	RA/Ar	12	1	Excellent condition and health, young and vigorous	To Be Remove
8689	RA/Ar	6	1	Excellent condition and health, young and vigorous	To Be Remove
8688	RA/Ar	8	1	Excellent condition and health, young and vigorous	To Be Remove
8684	BLM/Am	36	3	Fair condition and health, old	To Be Remove
8695		12	1	Excellent condition and health, young and vigorous	To Be Remove
	WRC/Tp	21			
8650	BLM/Am		2	Generally good condition and health	To Be Remove
8651	BLM/Am	24		Generally good condition and health	
8655	BC/Pt	6	1	Excellent condition and health, young and vigorous	To Be Remove
8656	BLM/Am	25	2	Generally good condition and health	To Be Remove
8751	RA/Ar	36	4	Dying	To Be Remove
8663	WRC/Tp	41	2	Generally good condition and health	To Be Remove
8662	BLM/Am	30	3	Fair condition and health, old	To Be Remove
8661	BLM/Am	31	3	Fair condition and health, old	To Be Remove
8660	BLM/Am	30	3	Fair condition and health, old	To Be Remove
8658	BLM/Am	24	3	Fair condition and health, old	To Be Remove
8659	BLM/Am	30	3	Fair condition and health, old	To Be Remove
8753	RA/Ar	8	1	Excellent condition and health, young and vigorous	To Be Remove
8937	RA/Ar	12	1	Excellent condition and health, young and vigorous	To Be Remove
8945	RA/Ar	10	1	Excellent condition and health, young and vigorous	To Be Remove
8946	RA/Ar	10	1	Excellent condition and health, young and vigorous Excellent condition and health, young and vigorous	To Be Remove

8664	WRC/Tp	46	3	Fair condition and health, old	To Be Removed
8665	WRC/Tp	48	3	Fair condition and health, old	To Be Removed
8776	Bc/Pe	26	4	Dying	To Be Removed
8773	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8648	AP/Md	9	2	Generally good condition and health	To Be Removed
8647	BLM/Am	36	3	Fair condition and health, old	To Be Removed
8646	BLM/Am	30	3	Fair condition and health, old	To Be Removed
8644	BLM/Am	26	3	Fair condition and health, old	To Be Removed
8643	BLM/Am	18	2	Generally good condition and health	To Be Removed
8642	BLM/Am	55	3	Fair condition and health, old	To Be Removed
8649	MA/Ss	9	2	Generally good condition and health	To Be Removed
8639	BC/Pt	10	1	Excellent condition and health, young and vigorous	To Be Removed
8640	BC/Pt	12	1	Excellent condition and health, young and vigorous	To Be Removed

Tree # - Number of tree assigned on survey tag Species - Genus and species tricode AP/Md=Apple (Malus domestica) Bc/Pe=Bittercherry (Prunus emarginata) BC/Pt=Black cottonwood (Populus trichocarpa) BLM/Am=Bigleaf maple (Acer macrophyllum) MA/Ss=Mountain ash (Sorbus sitchensis) RA/Ar=Red ader (alnus rubra) WRC/Tp=Western red cedar (Thuja plicata)

Size - Diameter in inches at 4.5' above grade Condition - Rating scale of tree condition

1=Good condition and health; 2=Generally good condition and health; 3=Fair condition and health, some defects; 4=Poor condition and health or dead, to be removed. Notes - Notes on general tree condition and health and any defects present in the trunk or crown. Status - Retain or remove based upon condition or development related impacts

LEGEND



EXISTING TREE TO BE REMOVED



TREE TO REMAIN

SUMMARY: CALCULATIONS: EXISTING TREES

DESCRIPTION	# OF TREES	CALIPER
TOTAL EXISTING SIGNIFICANT TREES WITHIN THE DEVELOPABLE AREA	56 TREES	1111 INCHES
TOTAL EXISTING SIGNIFICANT TREES WITHIN THE DEVELOPABLE AREA OF POOR HEALTH AND/OR DYING	3 TREES	84 INCHES
TOTAL HEALTHY AND SIGNIFICANT TREES WITHIN THE DEVELOPABLE AREA	53 TREES	1027 INCHES

SUMMARY: CALCULATIONS TREE REMOVAL/REPLACEMENT

DESCRIPTION	# OF TREES	CALIPER
TREES TO BE REMOVED WITHIN DEVELOPABLE AREA	53 TREES	1027 INCHES
TREES REQUIRED TO BE RETAINED @ 25% OF TOTAL CALIPER	N/A	257 INCHES
REPLACEMENT CALCULATION: 1 TREE PER EVERY 6" OF CALIPER REMOVED	171 TREES (REQUIRED)	N/A
REPLACEMENT TREES PROVIDED ONSITE (SEE LANDSCAPE SHEETS FOR MORE INFORMATION)	50*	N/A

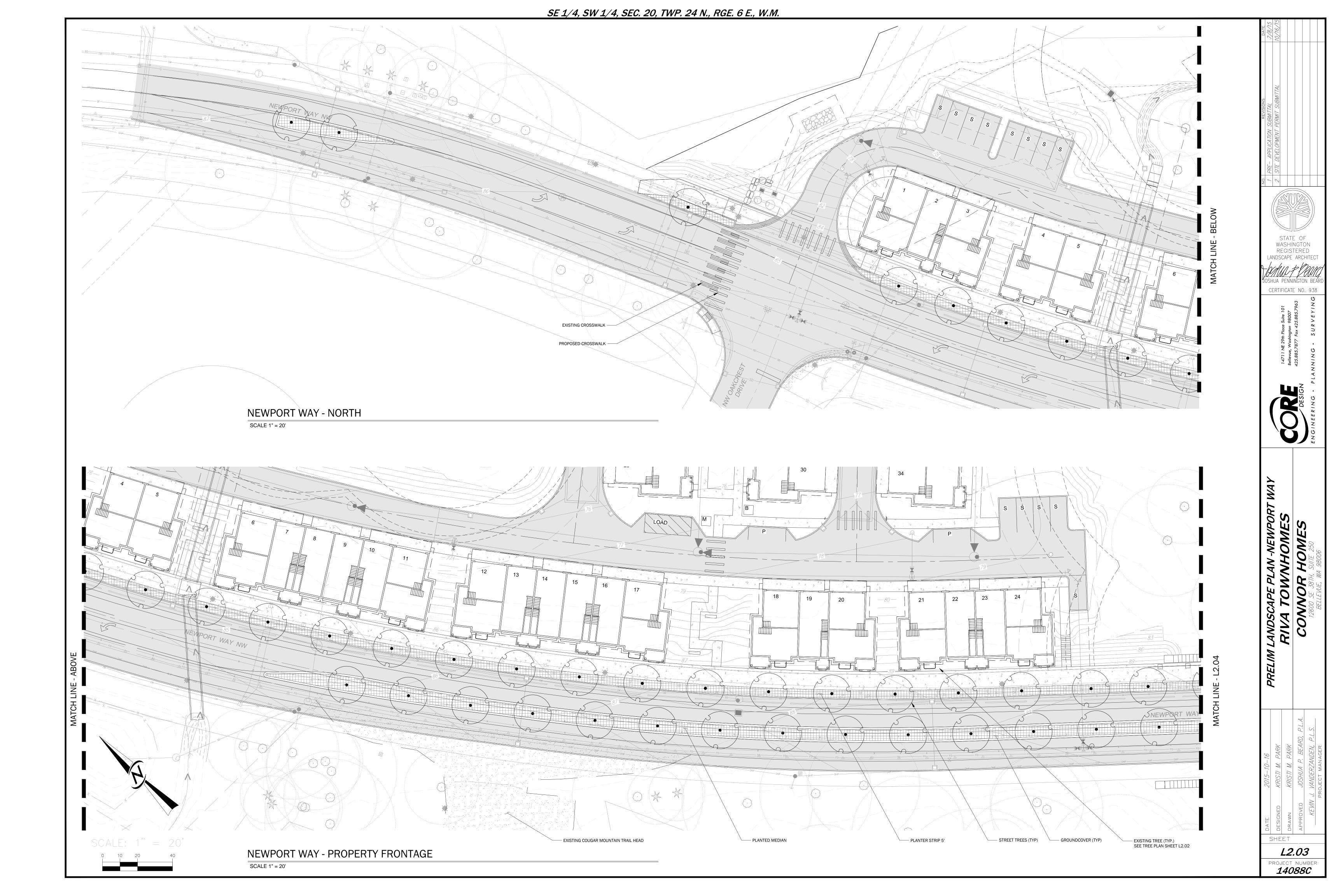
TREE PLAN NOTES

- 1. TREES QUANTITIES, HEALTH DETERMINATION, SPECIES AND CALIPER CALCULATIONS ARE DERIVED FROM THE SHOFFNER ARBORIST REPORT DATED OCTOBER 2ND, 2015.
- 2. TREE REMOVAL QUANTITIES ARE SUBJECT TO CHANGE AS ADDITIONAL TREES MAY BE REMOVED TO ACCOMMODATE THE CONCEPTUALLY DESIGNED SHARED PUBLIC USE TRAIL AND PRELIMINARILY DESIGNED NEWPORT WAY IMPROVEMENTS.
- *3. APPROXIMATELY 100 TREES ARE PROPOSED TO BE REPLACED ONSITE. TO FULFILL THE TREE REPLACEMENT REQUIREMENT PER PER CIDDS 10.14(C)3, THE REMAINING TREES ARE PROPOSED TO BE EITHER BE PLANTED OFFSITE PER THE CITY OF ISSAQUAH'S DIRECTION OR PER THE FOLLOWING FEE SCHEDULE.
- DECIDUOUS TREES = \$250 PER TREE
- EVERGREEN TREES = \$150 PER TREE



SHEET *L2.02*

PROJECT NUMBER *14088C*



APRIL 2010

E: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE

APRIL 2010

ROOT ZONES

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

SHEET

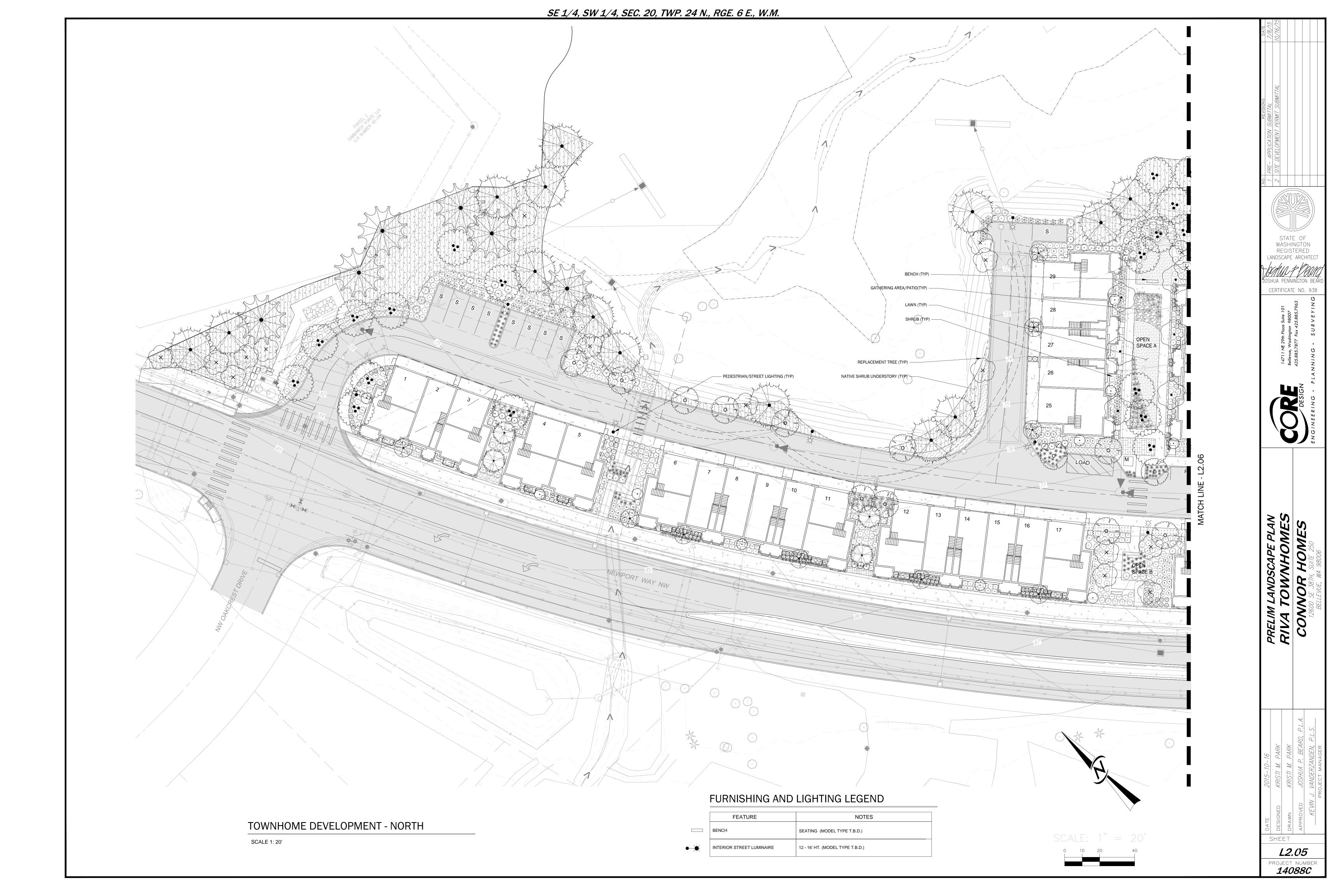
PROJECT NUMBER 14088C

NON-COMPACTED SOILS

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

PUBLIC WORKS DEPARTMENT

APRIL 2010



BLECHNUM SPICANT

ERICA CARNEA

'PORTER'S RED'

ERICA CARNEA

'SPRINGWOOD WHITE'

HELECTOTRICHON

SEMPERVIRENS

LAVANDULA

ANGUSTIFOLIA 'HIDCOTE'

CHASMANTHIUM

LATIFOLIUM 'RIVER MIST'

PENNISETUM ALOPECUROIDES `MOUDRY`

SARCOCOCCA HOOKERANA HUMILIS

ORIENTAL FOUNTAIN GRASS

18" O.C.

1 GAL

SWEET BOX

- 9.1. LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TREES IN ACCORDANCE WITH THE MASTER STREET TREE PLAN OR OTHERWISE APPROVED BY DSD, COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, DEVELOPMENT AGREEMENT IF APPLICABLE, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH NEIGHBORHOOD TYPE IN DESIGN GUIDELINES (LANDSCAPING TO COMPLEMENT NEIGHBORHOOD). THE SAME APPLIES
- 9.2. INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS.
- 9.2.1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO
- 9.2.2. CONTACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE
- 9.2.3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION
- 9.2.4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
- FIELD CONDITIONS SHALL BE IDENTIFIED TO THE RESPONSIBLE OFFICIAL PRIOR TO PLANTING.
- 9.2.6. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS
- 9.2.7. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH
- 9.2.8. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED
- 9.2.9. USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE RESPONSIBLE OFFICIAL. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
- 9.2.10. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 9.2.11. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE
- 9.2.12. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE. 9.2.13. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET
- STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE
- 9.2.15. TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND
- 9.2.16. TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION.
- SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED 9.2.17. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST
- MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE RESPONSIBLE
- 9.2.19. CONTACT THE MICHELLE WRIGHT FOR ASSISTANCE OR INFORMATION: DSD PERMIT CENTER (425) 837-3100.

IRRIGATION TO BE DESIGNED, IF REQUIRED, IN FUTURE SUBMITTALS



PENNISETUM

ALOPECUROIDES 'MOUNDRY'



MAHONIA AQUIFOLIUM



RUSCIFOLIA

SARCOCOCCA

HOOKERIANA HUMILIS

ELIMINARY

STATE OF

WASHINGTON

REGISTERED

LANDSCAPE ARCHITEC

OSHUA PENNINGTON BEA

CERTIFICATE NO. 938

L2.07

SHEET

PROJECT NUMBER 14088C

PRELIMINARY PLANT SCHEDULE* BUFFER IMPACT/MITIGATION LEGEND **NOTES** CONIFEROUS TREES **BOTANICAL NAME** SIZE SPACING COMMENTS COMMON NAME PLANTING NOTES SHRUB AREAS **BOTANICAL NAME** 1. PRIOR TO PLANT INSTALLATION, THE PROJECT BIOLOGIST SHALL APPROVE ABIES GRANDIS **GRAND FIR** 4`-6` HT. MIN. 6`-9` O.C. WELL-BRANCHED BUFFER ENHANCEMENT: WETLAND PLANT LAYOUT AND PROVIDE THE CITY WITH WRITTEN VERIFICATION OF PICEA SITCHENSIS SITKA SPRUCE 4`-6` HT. MIN. 6`-9` O.C. FULL/WELL BRANCED 2. FINAL LOCATIONS OF MITIGATION PLANTINGS TO BE SHOWN ON AS-BUILTS. BUFFER ENHANCEMENT: STREAM PSEUDOTSUGA MENZIESII DOUGLAS FIR 4`-6` HT. MIN. 6`-9` O.C. WELL-BRANCHED PUBLIC TRAIL NOTES THUJA PLICATA WESTERN RED CEDAR 4`-6` HT. MIN. 6`-9` O.C. WELL-BRANCHED **BUFFER REDUCTION: STREAM** 1. EXACT ROUTE AND LOCATION WILL BE DETERMINED BY THE FOLLOWING FACTORS: - COORDINATION WITH ADJACENT PROPERTY OWNERS **DECIDUOUS TREES BOTANICAL NAME** COMMON NAME SPACING COMMENTS - MINIMIZE IMPACTS ON SENSITIVE AREAS BUFFER REDUCTION:WETLAND 2. SIZE/MATERIALS TO BE COORDINATED WITH THE CITY IN FUTURE DESIGN PHASES ACER MACROPHYLLUM **BIG LEAF MAPLE** 4`-6` HT. MIN. 6`-9` O.C. WELL-BRANCHED TREE REMOVAL NOTES FRAXINUS LATIFOLIA OREGON ASH 6`-9` O.C. WELL-BRANCHED 1. SEE TREE PLAN SHEET FOR MORE INFORMATION. LIVE STAKES BOTANICAL NAME COMMON NAME SPACING COMMENTS ANTI-AIRCRAFT CREEK RELOCATION SALIX SITCHENSIS SITKA WILLOW 4` LENGTH MIN. 4` O.C. 3 STAKES PER SYMBOL 1. THIS PROJECT IS NOT PART OF THIS APPLICATION. THIS PROJECT IS SHOWN FOR REFERENCE ONLY. THE PROJECT IS A FEDERALLY FUNDED/CITY OF ISSAQUAH SPONSORED PROJECT. CANOPY SHRUB MIX **BOTANICAL NAME** COMMON NAME SPACING COMMENTS 2 GAL./24" HT. MIN. 3`-6` O.C. VINE MAPLE 15%, RED OSIER DOGWOOD ACER CIRCINATUM VINE MAPLE CORNUS SERICEA RED OSIER DOGWOOD 10%, PACIFIC NINEBARK 15%, PHYSOCARPUS CAPITATUS SALMONBERRY 20%, NOOTKA ROSE 20%, PACIFIC NINEBARK RUBUS SPECTABILIS SNOWBERRTY 20% SALMONBERRY ROSA NUTKANA NOOTKA ROSE SYMPHORICARPOS ALBUS * THE PLANT SYMBOLS AND HATCHES DEPICTED IN THE SCHEDULE WILL BE INDIVIDUALLY PLACED IN THE BUFFERS TO DEMONSTRATE A BUFFER PLANTING DESIGN IN THE CONSTRUCTION DOCUMENT PHASE STORMWATER DISPERSION PROJECT BOUNDARY TRENCHES IN BUFFER (TYP) WETLAND (CATEGORY II) - WETLAND BUFFER ENHANCEMENT (TYP) 75' BUFFER - WETLAND BUFFER REDUCTION (TYP) PROPERTY LINE -STANDARD BUFFER (TYP) 75' WETLAND BUFFER STORMWATER WILL — BUILDING SETBACK LINE (TYP) DAYLIGHT INTO NEW STREAM LOCATION WETLAND (CATEGORY II) 75' BUFFER 75' WETLAND BUFFER (TYP) -REDUCED 15' BLDG SETBACK (TYP) -WETLAND BUFFER WETLÄND (CATEGORY II) 75' BUFFER CLEARING LIMIT (TYP) TREE TO BE REMOVED (TYP) — WETLAND BUFFER STORMWATER DISCHARGE INTO OLD STREAM BED REDUCED WETLAND BUFFER ANTI-AIRCRAFT CREEK: RELOCATION OF -STREAM BUFFER CLASS 3 STREAM, BY CITY OF ISSAQUAH, CAPITAL IMPROVEMENT PLAN #G02512 ENHANCEMENT (TYP) STREAM BUFFER REDUCTION (TYP) POTENTIAL PUBLIC SHARED USE TRAIL REDUCED STREAM WETLAND BUFFER (CLASS 2S) 100' BUFFER REDUCED STREAM × BUFFER STREAM BUFFER COUGAR MOUNTAIN TRAIL-HEAD AREA -PRELIMINARY MITIGATION PLAN

SCALE 1 = 40'

O. PRE- APPLICATION SUBMITTAL

2 SITE DEVELOPMENT PERMIT SUBMITTAL

C. GARY SCHULZ
WETLAND/FOREST ECOLOGIST
7700 S. LAKERIDGE DRIVE
SEATTLE, WA 98178-3135
206.772.6514 (DESK)
206.920.5489 (CELL)

Bellevue, Washington 98007

425.885.7877 Fax 425.885.7963

PLANNING SURVEYING

S DESIGN

RIVA TOWNHOMES

CONNOR HOMES

12600 SE 38TH, SUITE 250
BELLEWIF WA 08006

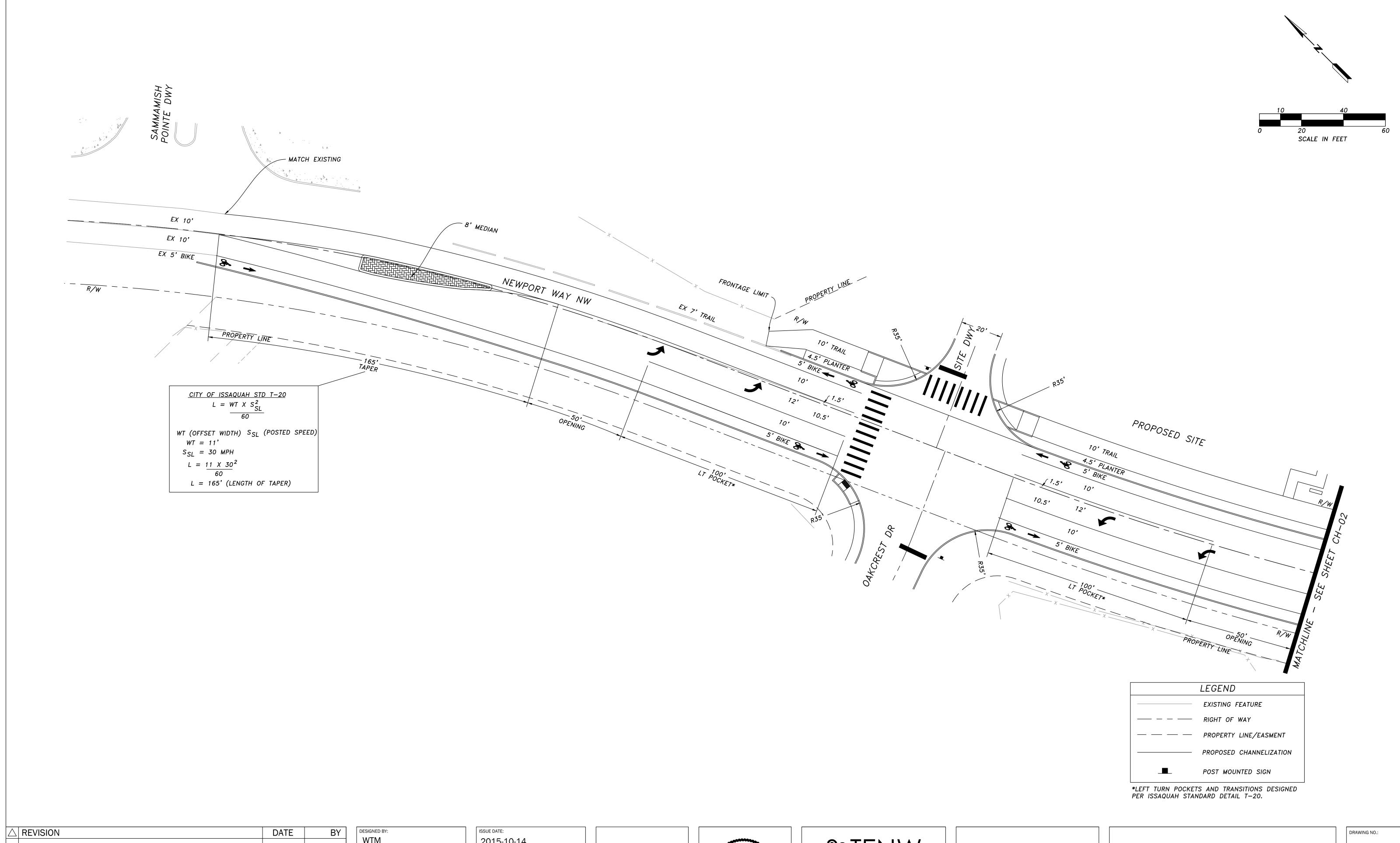
PARK
. BEARD, P.L.A.
WDEN, P.L.S.

DESIGNED KRISTI M. PARK
DRAWN KRISTI M. PARK
APPROVED JOSHUA P. BEARD,
KEVIN J. VANDERZANDEN, P.L.

L3.01

PROJECT NUMBER

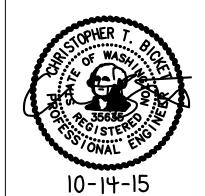
14088C



REVISION	DATE	BY	

DESIGNED BY:	ISSUE DATE:
WTM	2015-10-1
DRAWN BY:	JOB NO.:
WTM	TENW #51
APPROVED BY: TTT/CTB	DRAWING FILE NO.:

ISSUE DATE:	
2015-10-14	
JOB NO.:	
TENW #5117	
DRAWING FILE NO.:	



%	ГΕ	N	W	1
Transportation	n Engin	eering	, North	West
ransportation Planning 11400 SE 8th Stree				

Office (425) 889-6747
Project Contact: Chris Bicket, P.E.
Phone: 425-250-5002

CONNER HOMES

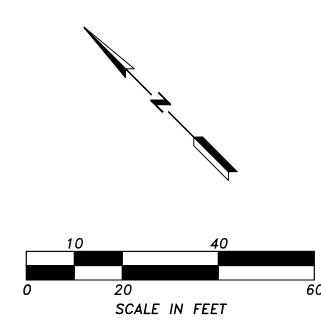
12600 SE 38th, Suite 250 Bellevue, WA 98006

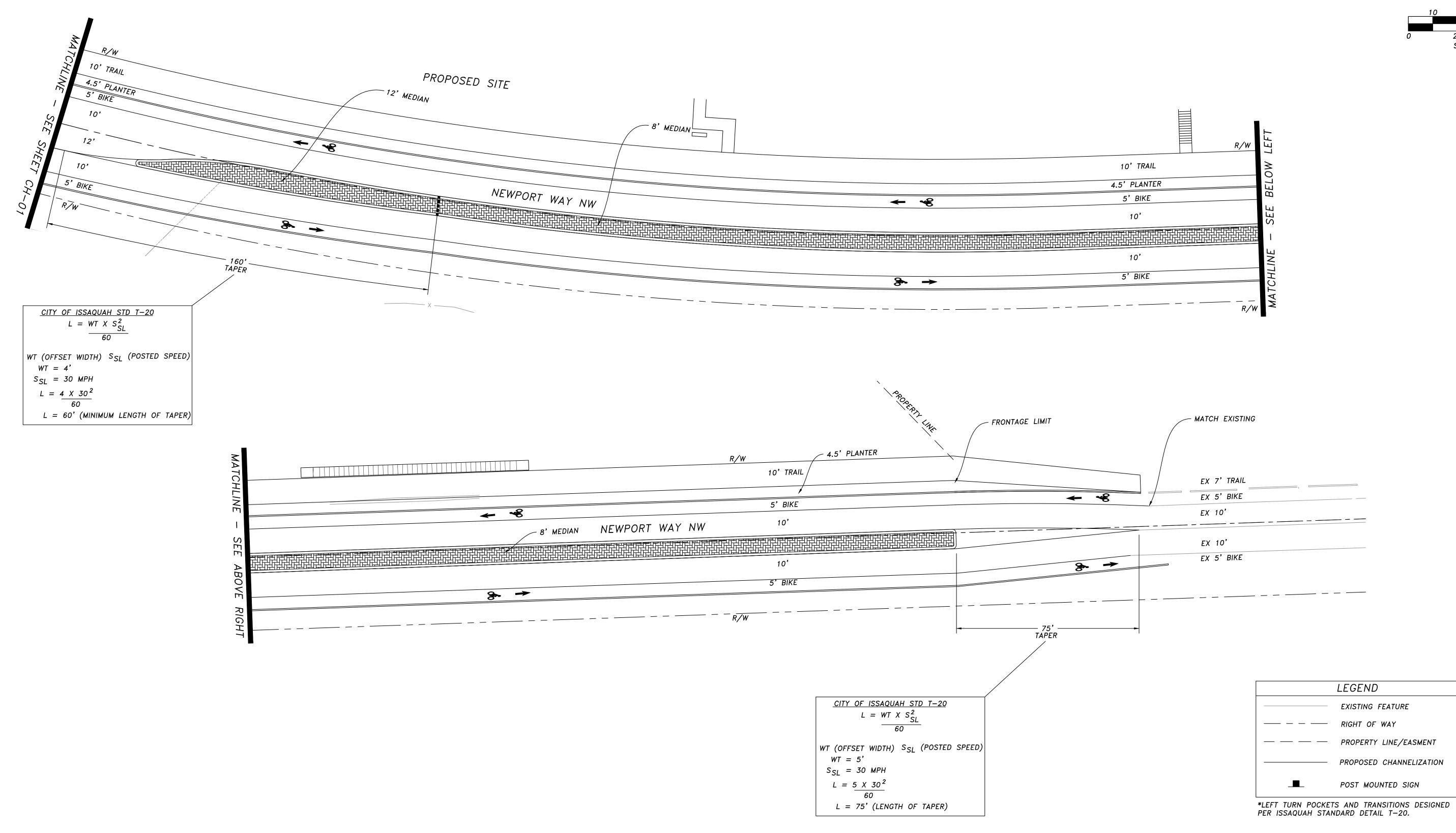
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CHANNELIZATION IMPROVEMENTS	

CH-01

SHEETS

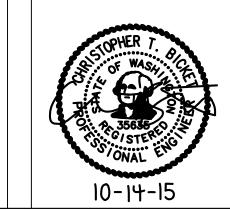
SHEET NO.:





_	DEV (10101)			DEGIGNED BY
	REVISION	DATE	BY	DESIGNED BY:
				WTM
				DRAWN BY:
				WTM
				441141
				APPROVED BY:
				TTT/CTB

·	ISSUE DATE:
	2015-10-14
	JOB NO.:
	TENW #5117
	DRAWING FILE NO.:



Transportation Engineering NorthWest

Transportation Planning | Design | Traffic Impact & Operations 11400 SE 8th Street, Suite 200, Bellevue, WA 98004

Office (425) 889-6747

ation Planning | Design | Traffic Impact & Operations
400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747

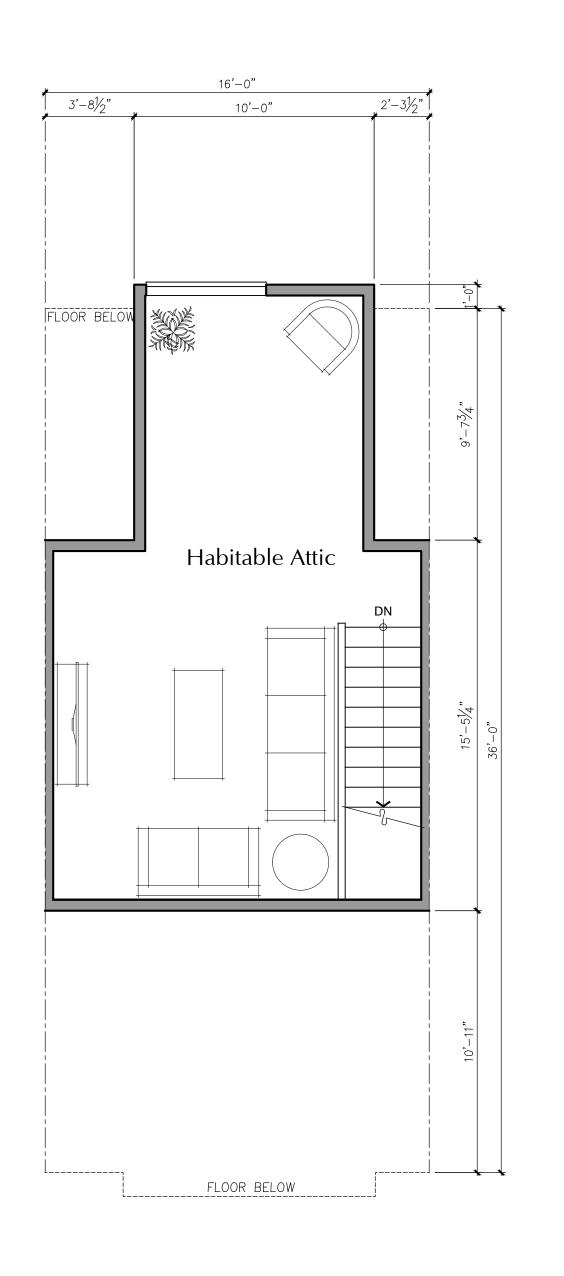
Project Contact: Chris Bicket, P.E.
Phone: 425-250-5002

CONNER HOMES

RIVA TOWNHOMES
CHANNELIZATION IMPROVEMENTS

DIAWING NO.:
CH-02
SHEET NO.: 2 OF

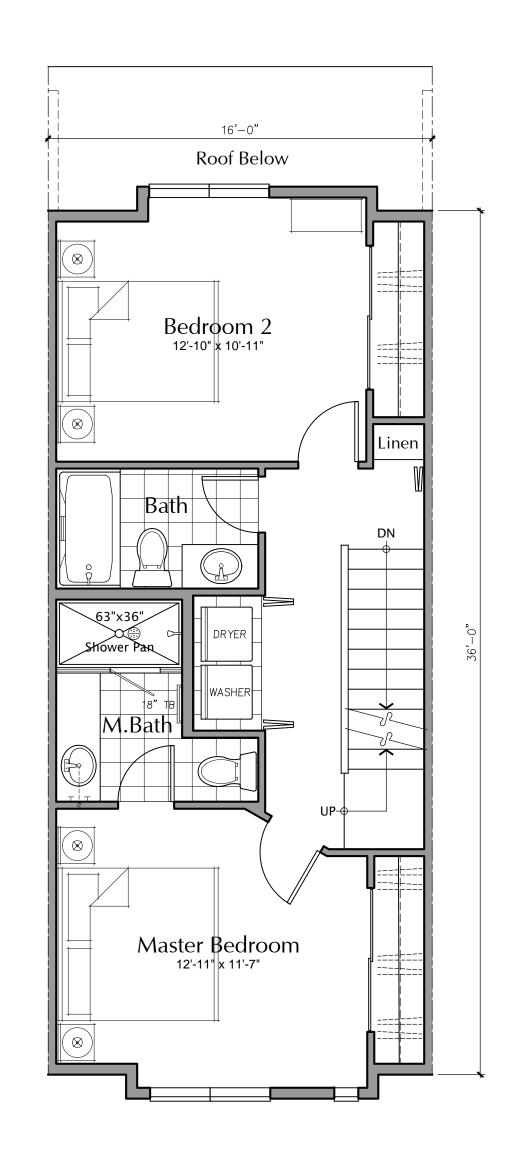
SHEETS



Unit 16AL HABITABLE ATTIC PLAN

1/4" = 1'-0"

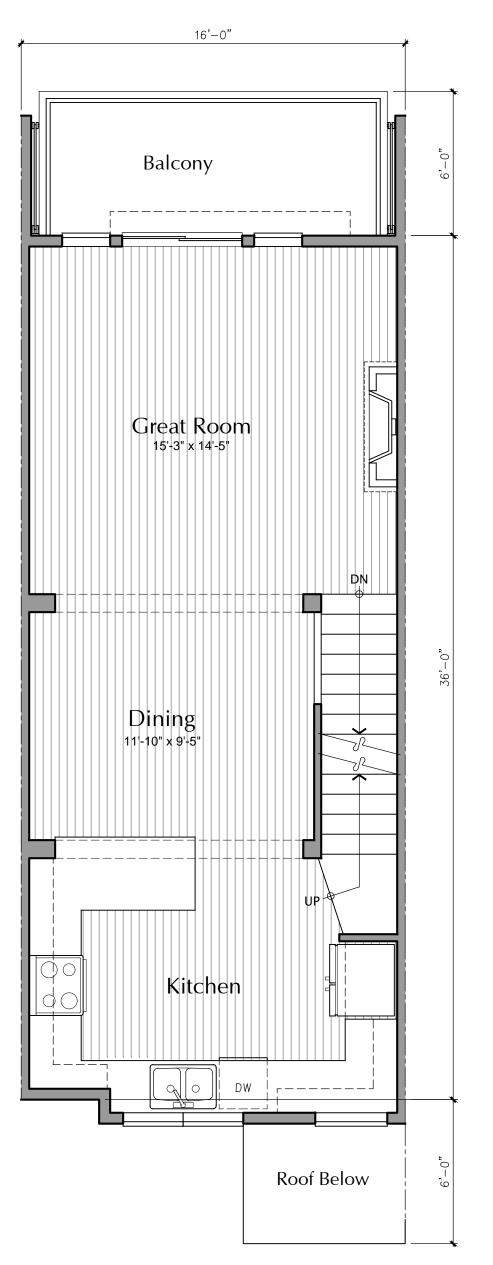
ALLEY LOADED UNIT



UPPER LEVEL PLAN

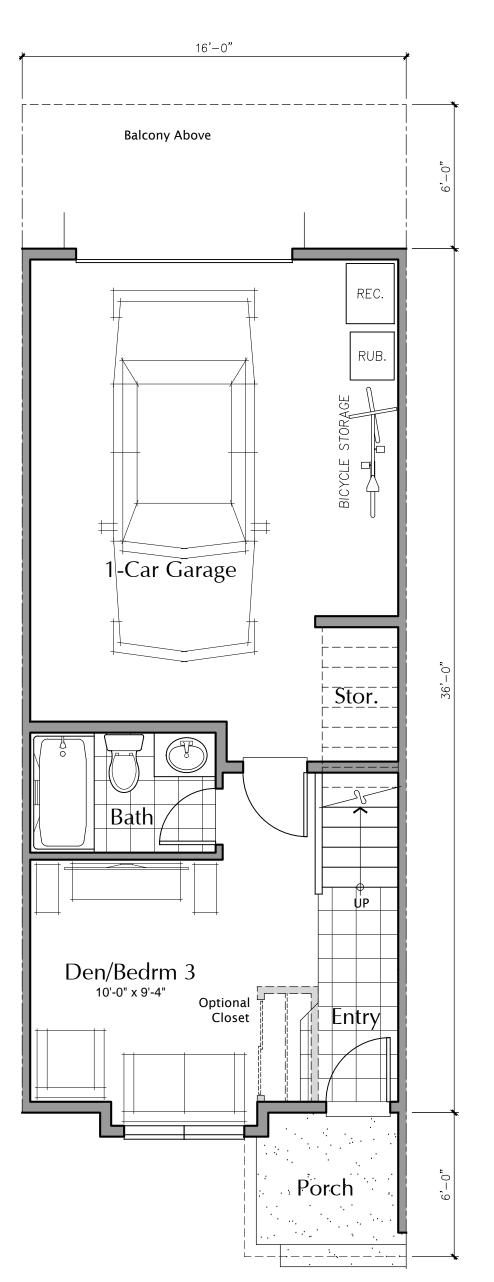
ALLEY LOADED UNIT

Unit 16AL1/4" = 1'-0"



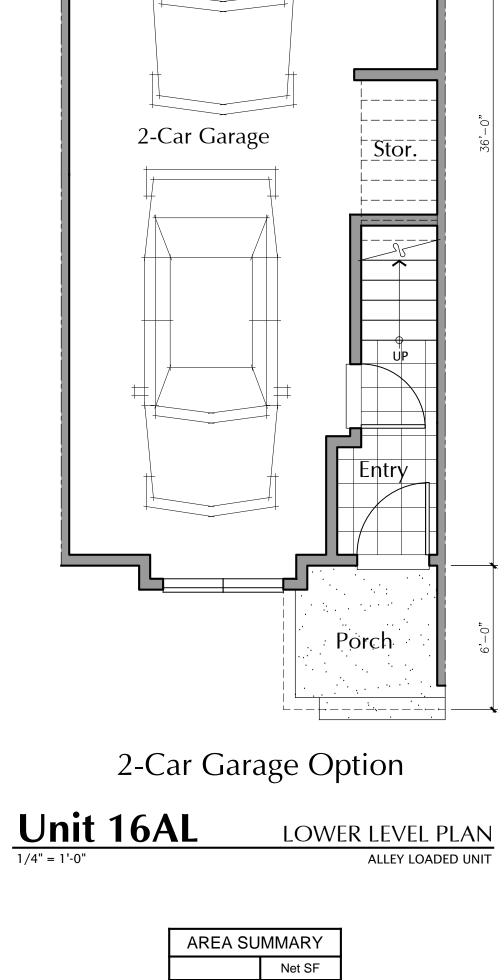
Unit 16AL1/4" = 1'-0"



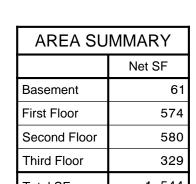




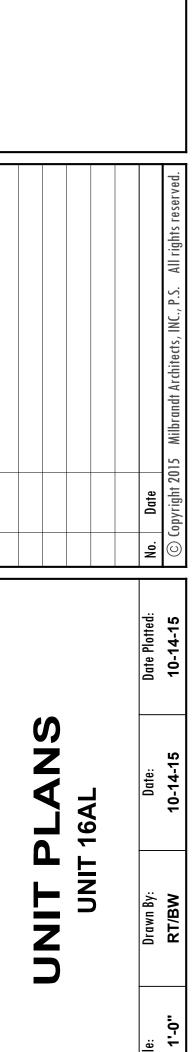
First Floor



Balcony Above

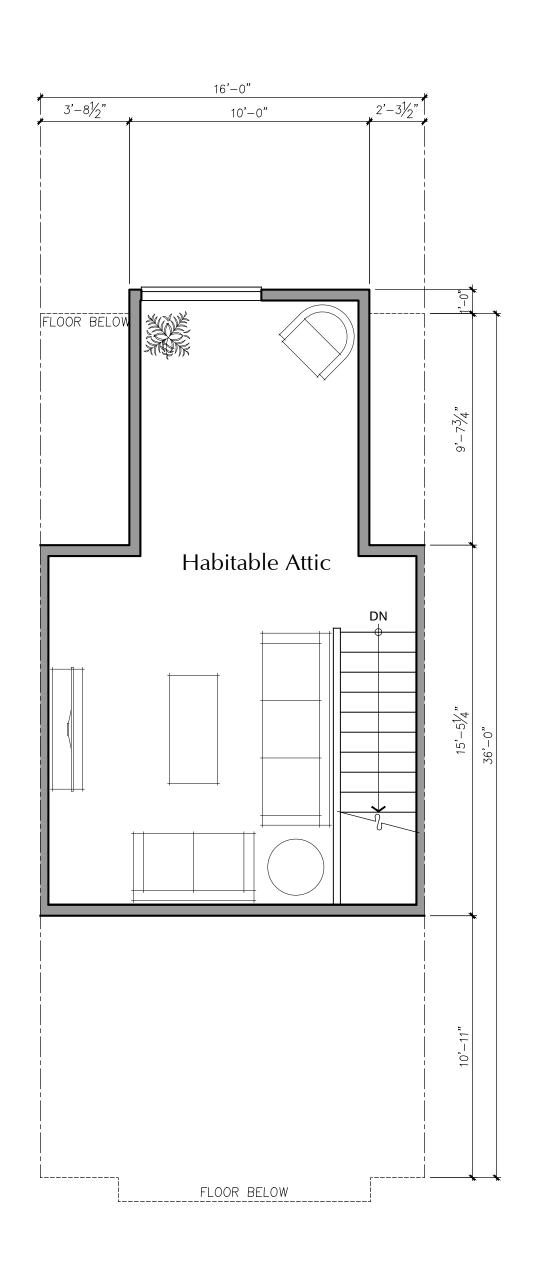






Riva Townhomes
33-Unit Townhome Develop

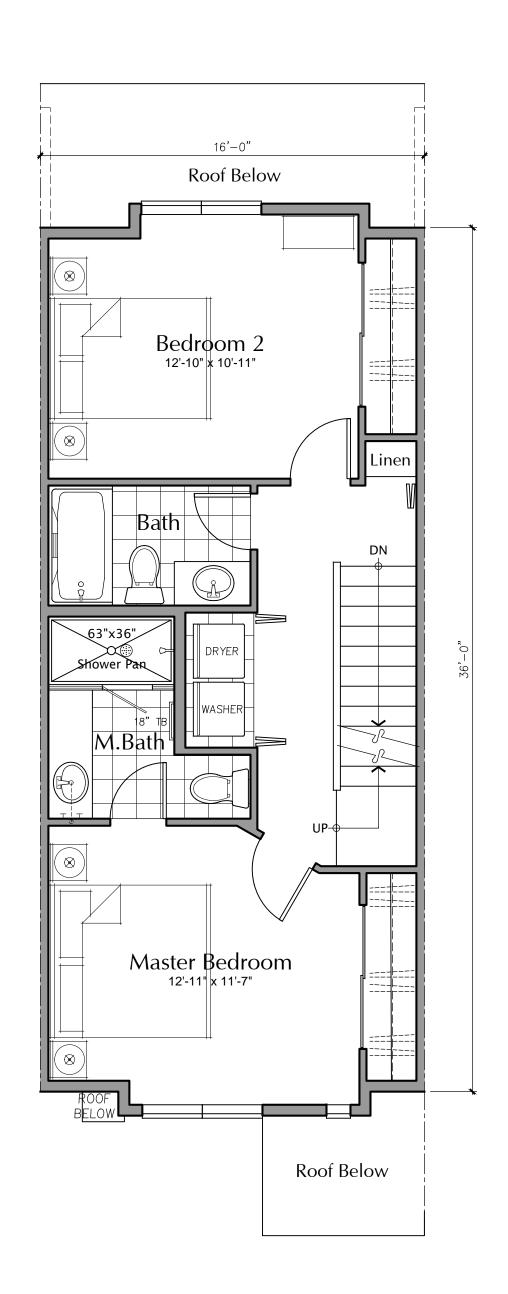
Job No.: **14-42 A-01**



Unit 16TU HABITABLE ATTIC PLAN

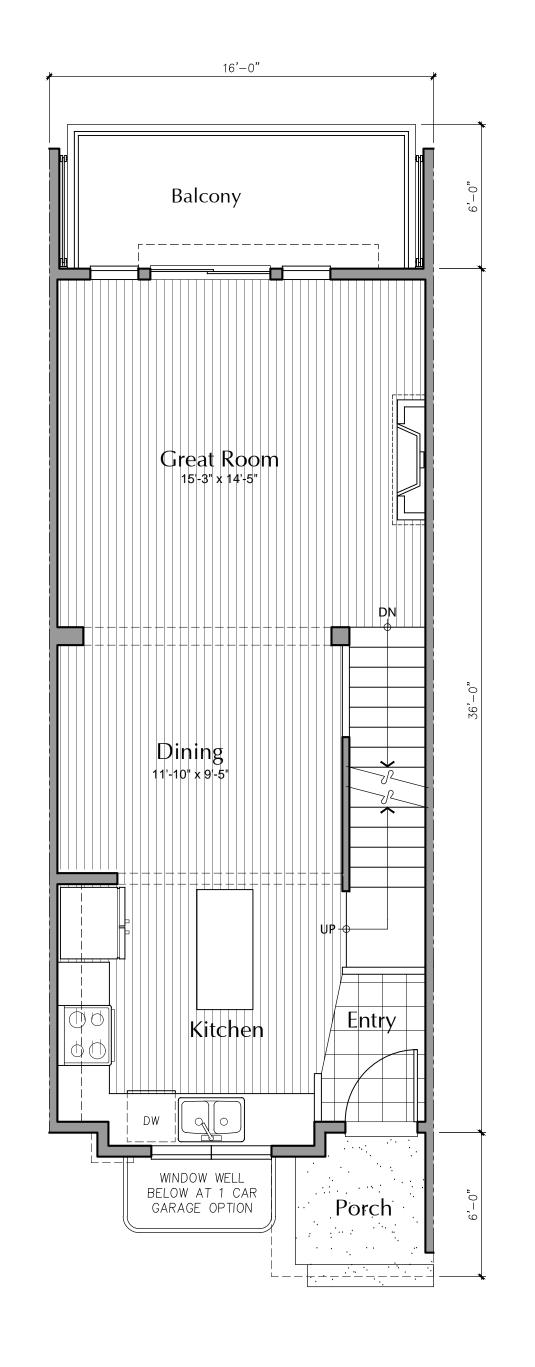
1/4" = 1'-0"

TUCK-UNDER UNIT



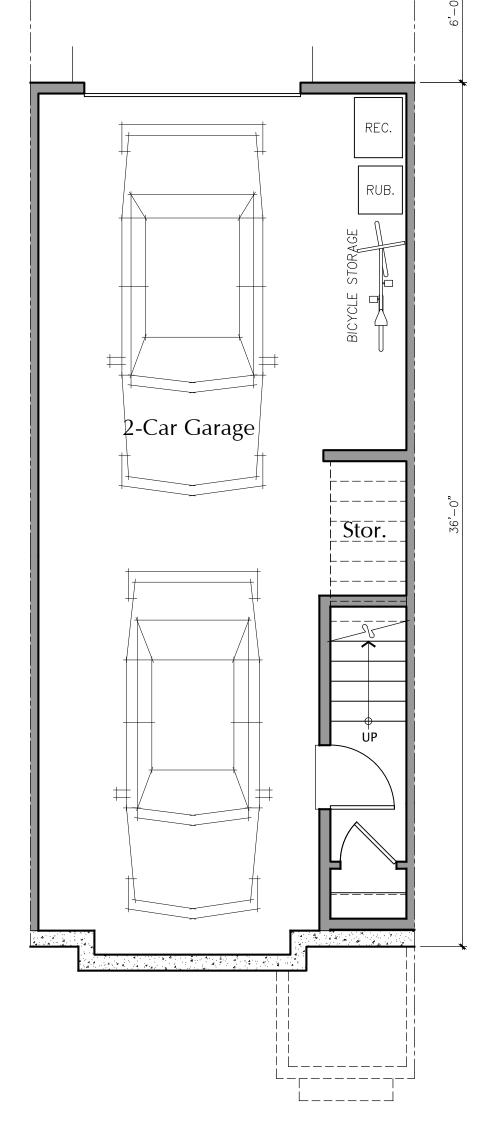
UPPER LEVEL PLAN
TUCK-UNDER UNIT

Unit 16TU1/4" = 1'-0"



MIDDLE LEVEL PLAN
TUCK-UNDER UNIT

Unit 16TU1/4" = 1'-0"



Balcony Above

2-Car Garage Option

Unit 16TU LOWER LEVEL PLAN

1/4" = 1'-0"

TUCK-UNDER UNIT

AREA SUMMARY		
	Net SF	
Basement	55	
First Floor	570	
Second Floor	580	
Third Floor	329	
Total SF	1,534	



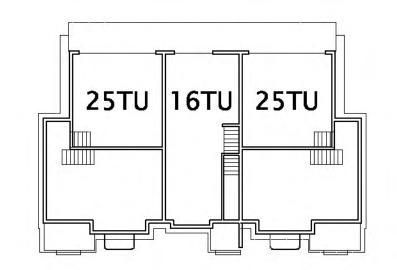
%	Date: Date Plotted: No. Date No. Date Octobarisht 2015 Milbrandt Architects, INC., P.S. All rights reserved
UNIT PLANS	Drawn By: D RT/BW 10-

Riva Townhomes
33-Unit Townhome Development
Issaquah, Washington
Conner Homes

Job No.: 14-42
Sheet No.:
A-02







A 5" LAP SIDING Gibralter SW6257

B 10" LAP SIDING
Urbane Bronze

SW7048

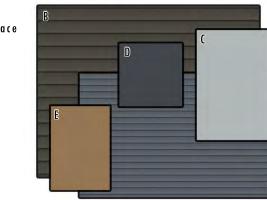
D TRIM
Cyberspace SW7076

Color Option Legend

E DOOR Toasty SW6095

C "STUCCO" HARDIE PANEL
Online
SW7072

3-PLEX TUCK UNDER



BUILDING HEIGHT: MIDPOINT OF HIGHEST GABLE -LIGHT GRAY COMPOSITION ROOFING TYP. WHITE MEMBRANE LOW SLOPE ROOFING RECESSED LED
PORCH LIGHT
EXTRUDED VINYL
WINDOWS, TYP. -PLEXIGLASS DECK RAILING ELASTOMERIC DECKING APPROX. AVG. PROPOSED GRADE



SIDE ELEVATION

SIDE ELEVATION

3/16" = 1'-0"

TYPICAL TUCK UNDER CONDITION

TYPICAL TUCK UNDER CONDITION





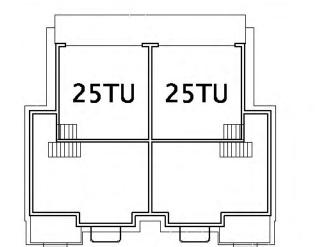
REAR ELEVATION

3-PLEX TUCK UNDER

Architects 25 Central Way, Suite 210 Kirkland, Washington 98033 P: 425.454.7130 F: 425.658.1208 Web: www.milbrandtarch.com

Townhome Developm

Job No.: 14-42





A 5" LAP SIDING
Stamped Concrete
SW7655

D TRIM Iron Ore

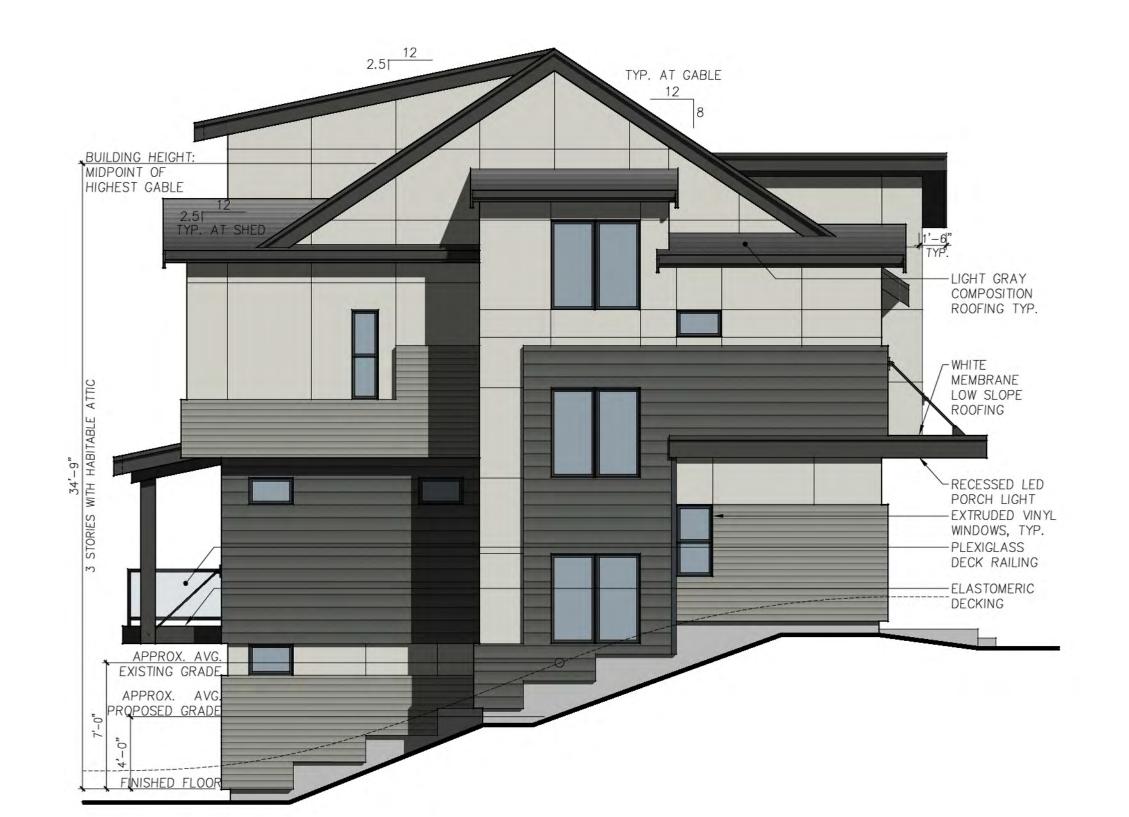
SW7069

E DOOR Salute SW7582



SW 7068 C "STUCCO" HARDIE PANEL SW7654

B 10" LAP SIDING
Grizzle Gray





ENTRY ELEVATION 3/16" = 1'-0"

2-PLEX TUCK UNDER

SIDE ELEVATION

SIDE ELEVATION

3/16" = 1'-0"

TYPICAL TUCK UNDER CONDITION

TYPICAL TUCK UNDER CONDITION





REAR ELEVATION

3/16" = 1'-0"

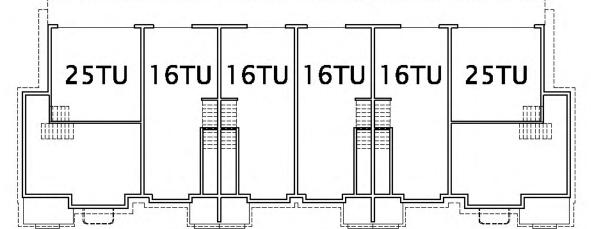
2-PLEX TUCK UNDER



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Townhome Developm

Job No.: 14-42

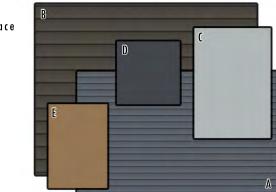


Color Option Legend for Units 6-11 A 5" LAP SIDING Gibralter SW6257

D TRIM Cyberspace SW7076

B 10" LAP SIDING
Urbane Bronze E DOOR Toasty SW7048 SW6095

C "STUCCO" HARDIE PANEL SW7072



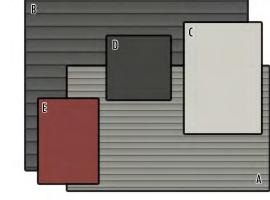
Color Option Legend for Units 12-17

SW7069

A 5" LAP SIDING
Stamped Concrete
SW7655 D TRIM Iron Ore

E DOOR Salute B 10" LAP SIDING Grizzle Gray SW7582 SW 7068

("STUCCO" HARDIE PANEL SW7654



See Sheet A-08 for applied color scheme, side elevations, notes and material callouts



Milbrandt Architects

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Riva Townhomes
33-Unit Townhome Develop

Job No.: 14-42 A-07

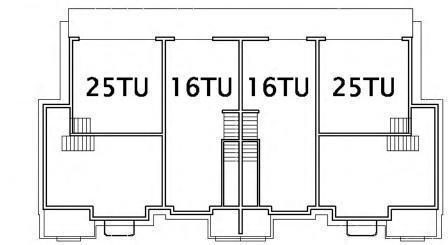




REAR ELEVATION

3/16" = 1'-0"

6-PLEX TUCK UNDER



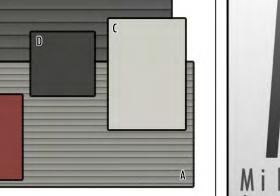
A 5" LAP SIDING
Stamped Concrete
SW7655

D TRIM Iron Ore SW7069

E DOOR Salute

DOOR Salute SW7582

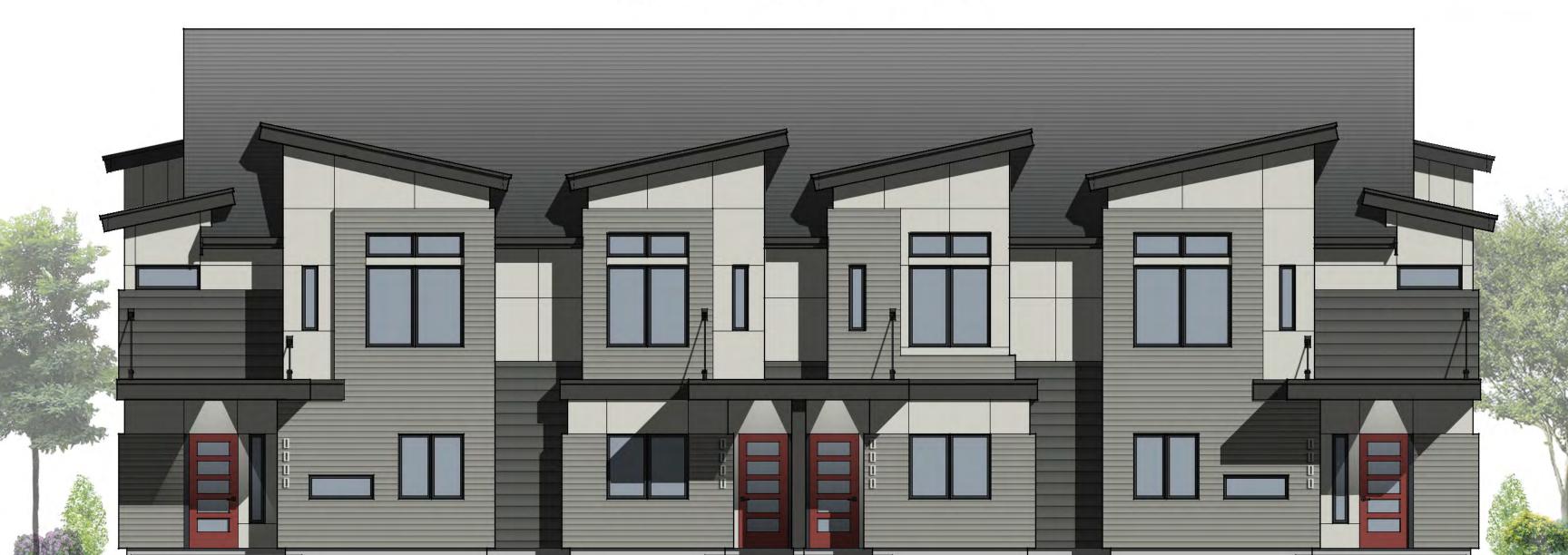
Color Option Legend



C "STUCCO" HARDIE PANEL
Lattice
SW7654

B 10" LAP SIDING
Grizzle Gray

SW 7068



ENTRY ELEVATION

3/16" = 1'-0"

4-PLEX TUCK UNDER

SIDE ELEVATION

BUILDING HEIGHT: MIDPOINT OF HIGHEST GABLE

APPROX. AVG. EXISTING GRADE

APPROX. AVG. PROPOSED GRADE

TYPICAL TUCK UNDER CONDITION

-LIGHT GRAY COMPOSITION ROOFING TYP.

WHITE MEMBRANE LOW SLOPE ROOFING

RECESSED LED
PORCH LIGHT
-EXTRUDED VINYL
WINDOWS, TYP.

-PLEXIGLASS DECK RAILING

ELASTOMERIC DECKING



SIDE ELEVATION

3/16" = 1'-0"

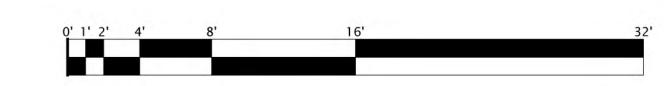
TYPICAL TUCK UNDER CONDITION



REAR ELEVATION

3/16" = 1'-0"

4-PLEX TUCK UNDER



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Milbrandtarch.com

Milbrand t
Architects

25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.7130 F: 425.658.1208
Web: www.milbrandtarch.com

No. Date

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EXTERIOR ELEVATIONS

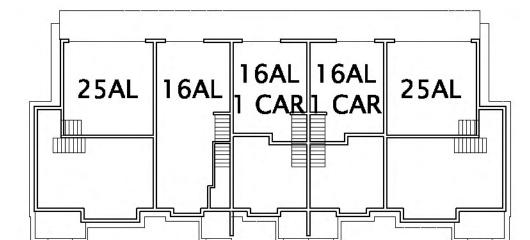
4-PLEX TUCK UNDER

UNITS 21-24

Scale: Drawn By: Date: Date Plotted: 10-14-15

Riva Townhomes
33-Unit Townhome Development
Issaquah, Washington
Conner Homes

Job No.: 14-42 Sheet No.:



Color Option Legend

A 5" LAP SIDING Gibralter

B 10" LAP SIDING
Urbane Bronze

SW7048

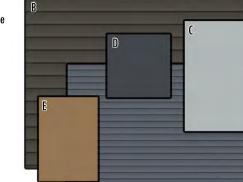
D TRIM
Cyberspace
SW707' SW7076

E DOOR Toasty

SW6095

5-PLEX ALLEY LOADED

5-PLEX ALLEY LOADED



Architects

25 Central Way, Suite 210 Kirkland, Washington 98033 P: 425.454.7130 F: 425.658.1208 Web: www.milbrandtarch.com

Job No.: 14-42

A-09

C "STUCCO" HARDIE PANEL SW7072

SIDE ELEVATION

3/16' = 1'-0"

BUILDING HEIGHT: MIDPOINT OF HIGHEST GABLE

APPROX. AVG. EXISTING GRADE 1

FINISHED FLOOR

APPROX. AVG. PROPOSED GRADE -

TYPICAL ALLEY LOADED CONDITION

-LIGHT GRAY COMPOSITION ROOFING TYP.

— PLEXIGLASS DECK RAILING

—ELASTOMERIC DECKING

~RECESSED LED PORCH LIGHT

-EXTRUDED VINYL

WINDOWS, TYP.

-WHITE MEMBRANE ROOFING

ENTRY ELEVATION

3/16" = 1'-0"

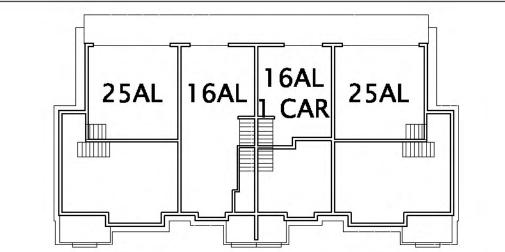
REAR ELEVATION

3/16" = 1'-0"

SIDE ELEVATION

3/16" = 1'-0"

TYPICAL ALLEY LOADED CONDITION



A 5" LAP SIDING
Stamped Concrete
SW7655

B 10" LAP SIDING Grizzle Gray

SW 7068

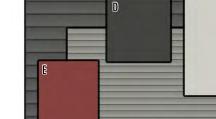
D TRIM Iron Ore

SW7069

E DOOR Salute SW7582

Color Option Legend





C "STUCCO" HARDIE PANEL SW7654





SIDE ELEVATION

3/16' = 1'-0" TYPICAL ALLEY LOADED CONDITION



SIDE ELEVATION

3/16" = 1'-0" TYPICAL ALLEY LOADED CONDITION



ENTRY ELEVATION

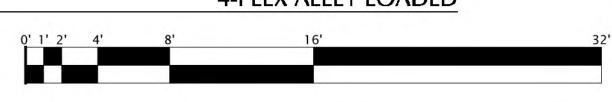
3/16" = 1'-0"



REAR ELEVATION

4-PLEX ALLEY LOADED

4-PLEX ALLEY LOADED



Architects 25 Central Way, Suite 210 Kirkland, Washington 98033 P: 425.454.7130 F: 425.658.1208 Web: www.milbrandtarch.com

Job No.: 14-42





16AL 1 CAR 25AL

25AL

ENTRY ELEVATION 3/16" = 1'-0"

3-PLEX ALLEY LOADED

Color Option Legend

D TRIM
Cyberspace

E DOOR Toasty

SW7076

SW6095

A 5" LAP SIDING Gibralter

B 10" LAP SIDING
Urbane Bronze

C "STUCCO" HARDIE PANEL

SW7048



SIDE ELEVATION

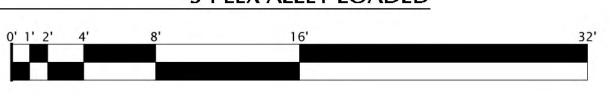
TYPICAL ALLEY LOADED CONDITION

3/16" = 1'-0"



REAR ELEVATION

3-PLEX ALLEY LOADED



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3-PLEX ALLEY LOADED
UNITS 34-36

Drawn By:
Date:

Development EATE ington Scale:

A 33-Unit Townhome Develors Issaquah, Washington

Job No.: 14-42
Sheet No.: